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LAND USE ELEMENT SANTA ANA GENERAL PLAN

City of Santa Ana
Planning Division

Adopted
February 2, 1998

GAS: 1/30/98

RESOLUTION NO. 98-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA APPROVING GENERAL PLAN AMENDMENT NO. 97-05 APPROVING THE LAND USE ELEMENT OF THE GENERAL PLAN (GPA 97-05)

WHEREAS, California Government Code Section 65302(a) requires a General Plan to contain a land use element which reflects the long-term vision for the type, location and intensity of development that is desired in the community; and

WHEREAS, the proposed Land Use Element will replace the Land Use Element previously adopted in 1984; and

WHEREAS, the Planning Commission of the City of Santa Ana, after noticed public hearing, recommended that the City Council approve General Plan Amendment No. 97-05, approving the Land Use Element of the General Plan; and

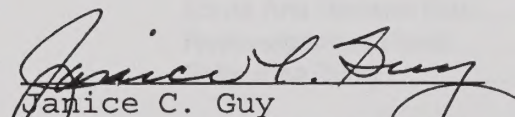
WHEREAS, this Council, on February 2, 1998, held a duly noticed public hearing on said Land Use Element of the General Plan;

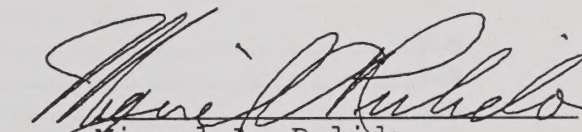
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

1. The Land Use Element of General Plan Amendment 97-05 is hereby amended, adopted and approved. Said General Plan shall be maintained by the Executive Director of the Planning and Building Agency, or his or her designee.

ADOPTED this 2nd day of February, 1998.

ATTEST:

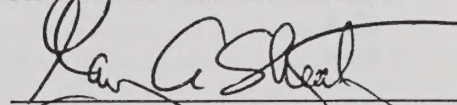

Janice C. Guy
Clerk of the Council


Miguel A. Pulido
Mayor

COUNCILMEMBERS:

Pulido	<u>Aye</u>
Richardson	<u>Aye</u>
Espinoza	<u>Absent</u>
Lutz	<u>Aye</u>
McGuigan	<u>Aye</u>
Franklin	<u>Aye</u>
Moreno	<u>Aye</u>

APPROVED AS TO FORM:


Gary A. Sheatz
Assistant City Attorney

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CERTIFICATE OF ORIGINALITY & PUBLICATION

State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Resolution No. 98-008 to be the original resolution adopted by the City Council of the City of Santa Ana on 2-2-98.

Date:

2/4/98

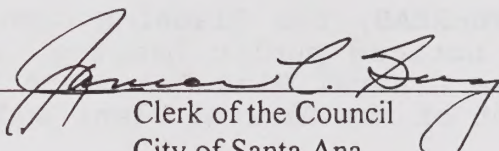

Clerk of the Council
City of Santa Ana

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LAND USE ELEMENT

Purpose and Scope

- Illustrate the various land use categories and their associated purposes, functions, and characteristics.
- Establish standards of population density and building heights for each land use category covered by the Plan.
- Identify land uses in future areas subject to development.

Format of the Land Use Element

The Land Use Element is presented in four sections. The body of the Element is a summary of the regulations and standards which shape the land use policy, as well as the policy framework which guides the decision-making process. The Appendix to the Element provides detailed information regarding the areas associated with the policy framework. A summary of the Element is summarized below:

- The Purpose and Scope provides an overview of the Element's objectives and the regulatory provisions of scope and content.
- The Community Factors provide an overview of the factors and community goals which were considered in the formulation of the Land Use Element.



The Land Use Element of the City of Santa Ana General Plan serves as a long-range guide for land use and development in the City. The Element indicates the type, location, and intensity of the development and land uses permitted in the City. The primary objective of this Element is to assist in the management of future growth, to improve the City's overall physical appearance, to minimize potential land use conflicts, and to facilitate growth and development reflecting the community's vision.

PURPOSE AND SCOPE

The Land Use Element is one of the seven elements required by State planning law. It is intended to guide the City's physical development in a manner consistent with the Circulation Element and other land use related elements of the General Plan.

The scope and content of this Land Use Element is governed by California Law (Section 65302(a) of the State Government Code) which indicates that the Land Use Element must:

- Designate the distribution, location, and extent of land uses for housing, business, industry, open space, recreation, and public facilities;
- Establish standards of population density and building intensity for each land use category covered by the Plan; and
- Identify land uses in those areas subject to development constraints.

Format of the Land Use Element

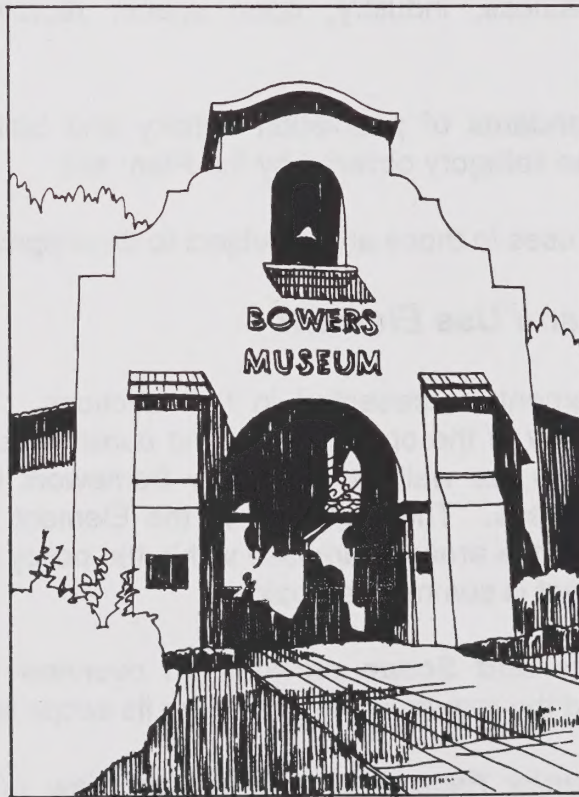
The Land Use Element is presented in four sections. The body of the Element is a summary of the opportunities and constraints which shape the City's land use policy, as well as the policy framework which guides the decision-making process. The Appendix to the Element provides detailed information regarding the areas addressed within the policy framework. Each section of the Element is summarized below:

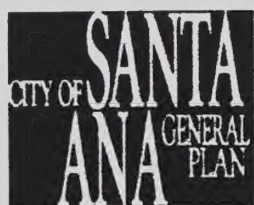
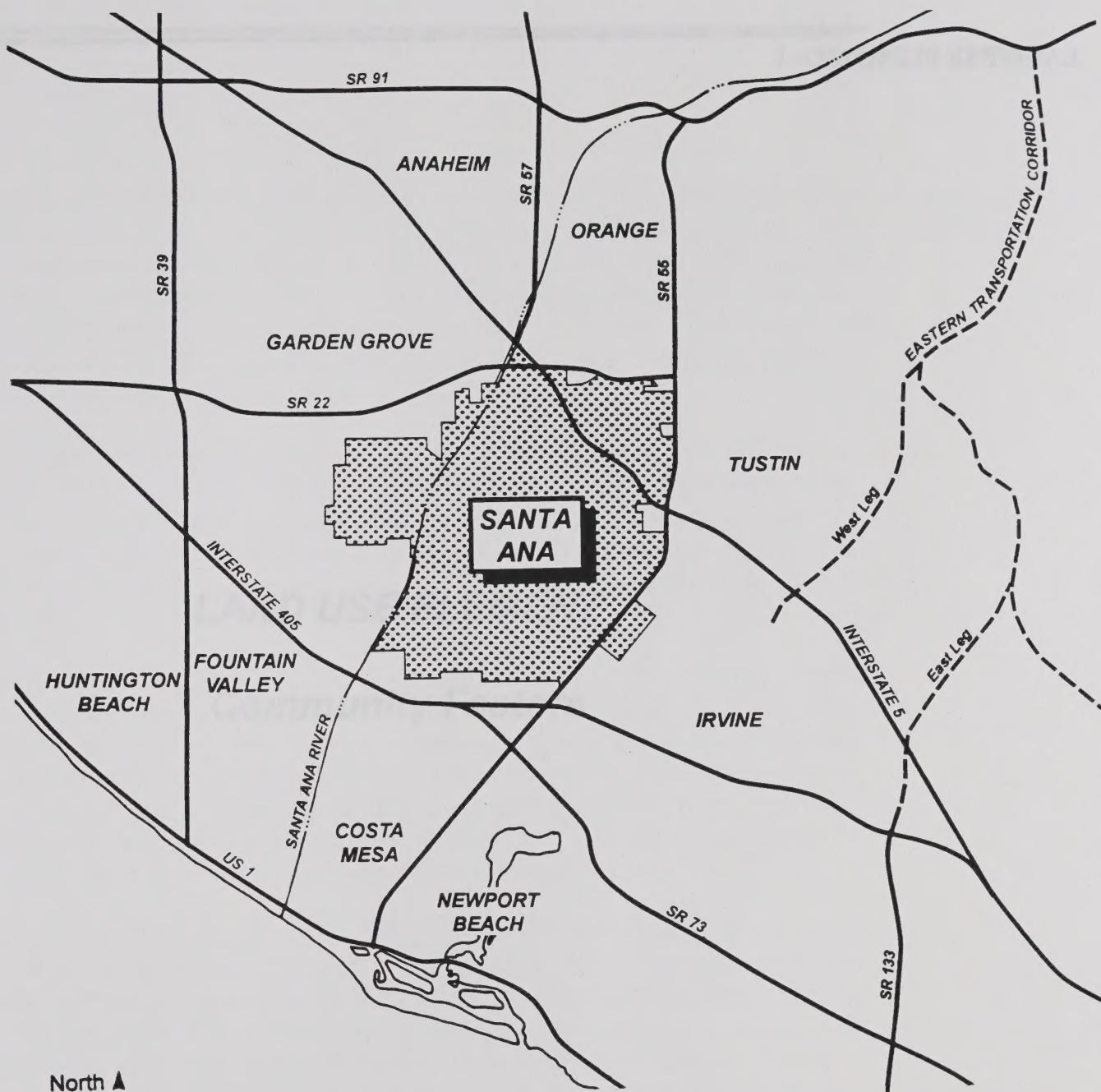
- The ***Purpose and Scope*** provides an overview of the Element's rationale, and the requirements governing its scope and content.
- The ***Community Factors*** provide an overview of the factors and community characteristics which were considered in the formulation of the Land Use Element.

LAND USE ELEMENT

- The **Policy Plan** states City goals and policies regarding land use and development with supporting policies identified for each goal. The Policy Plan also includes the Land Use Plan, as well as standards for the intensity of development.
- The **Implementation Plan** contains a listing of the actions, programs, and other measures which are used to implement the Land Use Element.
- The **Appendix** contains detailed background information relevant to the areas addressed in the Element. It also includes the analyses and technical information considered in formulating the Policy Plan and the Implementation Plan.

This Land Use Element governs the land area included within the corporate boundaries of the City of Santa Ana. The City's location in a regional context is shown in Exhibit 1.





Land Use Element

Regional Location

Exhibit 1

LAND USE ELEMENT



COMMUNITY
FACTORS

LAND USE ELEMENT

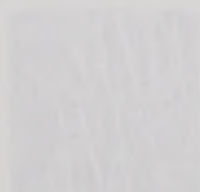
Community Factors

A number of critical issues were considered in the formulation of the goals and policies included in this Element. These goals and policies, together with the Land Use Element's "framework" for future development-making regarding land use and development in the City. The emerging issues and challenges which are important factors for the Element include the City's economic development, transportation, environmental quality, and public infrastructure considerations.

Land Use Characteristics

Many of the City's land use characteristics are directly related to its historic position as one of Orange County's earliest planned communities. Jack Trammell was founded in the 1880s, for primary settlement period around 1900, the automobile age. Unlike many of the Orange County neighbors, the City's land use pattern reflects a rich history as well as its more recent growth. Key land use characteristics include the following:

- Some areas are designated by designated uses. As a result, the City's land use pattern is characterized by a mix of land use designations. The City's land use pattern is characterized by a mix of land use designations.



COMMUNITY FACTORS

The Santa Ana community serves as the governmental and cultural center of Orange County. With a current population exceeding 300,000 residents, the City ranks among the largest in California. Santa Ana continues to experience growth, although unlike many of its Orange County neighbors, it has been almost fully developed for many years. The City's rich history is reflected in its diverse mix of residential neighborhoods, business districts, and emerging cultural opportunities.

The development patterns of Santa Ana's neighborhoods vary significantly in intensity, character, and architecture. Commercial uses range from small, family owned and operated businesses to large regional shopping centers. The City's strong industrial base is characterized by a mixture of facilities which range from one to two person manufacturers to Fortune 500 corporate operations.

As the seat for Orange County, the Civic Center area contains Federal, State, and local governmental facilities including the courts, criminal justice facilities, administrative offices, and service centers. Each of these land use characteristics help to define the City as a vibrant and dynamic urban center. Playing a key role in shaping future growth and redevelopment, the Land Use Element perpetuates positive land uses and promotes development which supports a high quality of life throughout the community.

A number of critical issues were considered in the formulation of the goals and policies contained in this Element. These goals and policies, together with the Land Use Plan, provide a "framework" for future decision-making regarding land use and development in the City. The emerging issues and opportunities which are important factors for the Element include the City's land use patterns, demographic characteristics, environmental conditions, and public infrastructure considerations.

Land Use Characteristics

Many of the City's land use characteristics are directly related to its historic position as one of Orange County's earliest pioneer settlements. Since Santa Ana was founded in the 19th century, its primary settlement period occurred before the automobile age. Unlike many of its Orange County neighbors, the City's land use patterns mirror both its rich history as well as, its more recent growth. Key land use characteristics include the following:

- Santa Ana is surrounded by incorporated cities. As a result, its sphere of influence is restricted to within its own jurisdictional boundaries. Since the City has very limited vacant land available for development,

Santa Ana was founded by William Spurgeon in 1869.



most new development involves recycling and redevelopment in areas previously improved. The City's central location, and its status as a county governmental and employment center, are likely to result in continued development pressure.

- The City is the fifth largest Orange County city in terms of land area, consisting of 27 square miles, or 17,408 acres. Of this total, 58 percent is devoted to residential development, 15 percent to commercial uses, 14 percent to industrial, 11 percent to public and institutional uses, and two percent to public parkland and open space. The City's overall distribution of land use and development reflects its maturity as a commercial, employment, and governmental center.
- An estimated 5,185 acres or 8 square miles of land in Santa Ana is currently included in six redevelopment project areas. Further, a 7,000-acre area has been designated as a *California Enterprise Zone* since 1993. This designation provides businesses with tax incentives intended to promote new business development and growth, or expansion of existing businesses within the zone. Both of these designations provide incentives for continued economic development in Santa Ana.
- The City of Santa Ana has adopted a number of specific plans to provide greater direction, and consistently high quality development standards for projects in these areas. These specific plans were established for those areas of the City which would benefit from a comprehensive development scheme not otherwise possible under existing land use regulations.
- Santa Ana is served by five freeways: the Santa Ana Freeway (I-5), the Garden Grove Freeway (SR-22), the Costa Mesa Freeway (SR-55), the San Diego Freeway (I-405), and the Orange Freeway (SR-57). Planned freeway enhancements and other regional transit improvements will further enhance accessibility to the City. The City's central location in relation to the regional transportation network contribute to its continued growth and economic vitality.

Demographic Characteristics

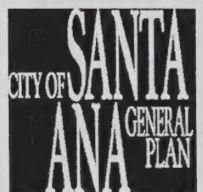
To fully understand the City's land use and development trends, the demographic and socioeconomic characteristics of the community must be considered. Key demographic trends likely to affect future land use and development include the following:

- The City experienced a dramatic increase in population growth from 1970 to 1990 in spite of its "built-out" character. During this time period, the City's population nearly doubled while the County's population increased by only 25 percent.
- The City's population as of January 1, 1997 is estimated by the California Department of Finance to be 306,961 persons. According to County projections, it is anticipated to grow to 330,261 persons by the year 2010, if current growth trends continue.
- Since 1990, the development of new housing in the City has not kept pace with its population growth. This has led to a significant increase in the average household size. The 1997 average in the City is 4.2 persons per household compared to 3.0 persons per household for the County.
- The 1990 housing stock of the City of Santa Ana consisted of 74,973 units including 32,978 single-family units and 41,995 multiple-family units and mobile homes. Approximately 49 percent of the housing units in the City are renter-occupied and 46 percent are owner-occupied. The remaining housing stock, less than 5 percent, is vacant.
- The City's population is relatively young, with 89,502 persons (30.5 %) younger than 18 years old. This is a greater percentage of children than for the County as a whole (24.4 %). The City's population is the youngest among the larger cities in the nation. In addition, 16,522 residents (5.6 %) were 65 years or older in 1990.

Santa Ana is the largest city in Orange County in terms of population and ranks 52nd in the U.S.

Environmental Characteristics

Even though the City is largely developed, a number of environmental factors must be considered in planning for future development activity. The environmental factors such as flooding and earthquake faults which typically constrain development are not substantial deterrents to continued growth and development in Santa Ana nor the region. Seismic, flooding, and air quality



issues are summarized below and further discussed in the Environmental Impact Report for the Land Use Element:

- No known major fault traces are located in Santa Ana. However, the south-central portions of the City, and areas with lower elevations along the Santa Ana River, may be subject to liquefaction in the event of a major earthquake.
- The Santa Ana River is the major drainage channel flowing through the City. During severe storms, overflows of the Santa Ana River could lead to flooding.
- Santa Ana is located in the South Coast Air Basin which has yet to attain Federal and State standards for ozone, carbon monoxide, and particulates. Major development proposals will continue to be subject to governmental review and oversight designed to improve air quality.

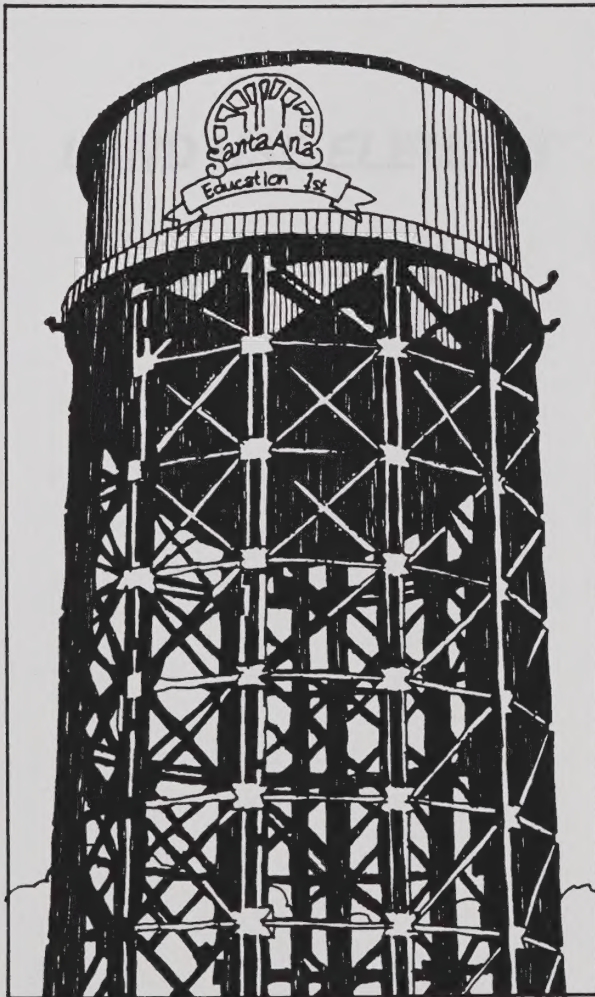
Infrastructure

The City's ability to implement the Land Use Plan of the Element is largely based upon the current and future capacity of the City's major infrastructure systems. The capacity considerations included in the development of the Land Use Plan include the following:

- The Santa Ana Water Department delivers service to City residents and is expected to continue to have access to adequate water supplies through the year 2010 without problems of major significance.
- Increases in development may require the construction of additional sewer facilities. The Orange County Sanitation District's Sewer Master Plan is currently undergoing an update which will outline plans for the provision of efficient and adequate sewage disposal services throughout the County.
- Storm drain facilities in the City need replacement and upgrades in some areas to meet the 10-year storm criteria. The City's Updated Master Plan of Drainage has identified and prioritized storm drain improvements needed in the City to accommodate development anticipated in the Land Use Plan.

- In compliance with State legislation, the City has implemented a citywide recycling program to reduce its rate of solid waste generation, and its impact upon County landfills.

The foregoing environmental and infrastructure-related factors may have implications in regard to future land use and development. While none are sufficient to preclude development, each must be thoroughly evaluated in decisions regarding the development of particular sites and uses in implementing the Land Use Plan.



LAND USE ELEMENT

Policy Plan



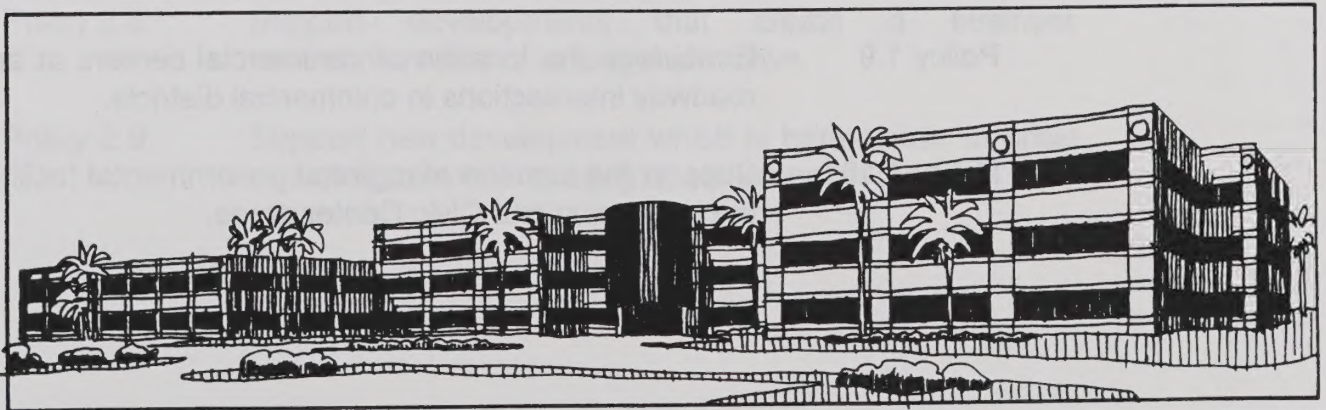
The goals and policies listed in this section of the Element direct land use and development, and reflect long range planning objectives for the community. They provide the framework around which the *Land Use Plan* and the *Implementation Plan* are structured.

POLICY PLAN

Since Santa Ana is an almost fully developed City, the goals and policies of this Element largely focus on the conservation, maintenance, and rehabilitation of existing property. At the same time, however, it is also sensitive to opportunities for redevelopment and new development that serves to improve the quality of life in the City.

Land Use Goals

- Goal 1** Promote a balance of land uses to address basic community needs.
- Goal 2** Promote land uses which enhance the City's economic and fiscal viability.
- Goal 3** Preserve and improve the character and integrity of neighborhoods.
- Goal 4** Protect and enhance development sites and districts which are unique community assets that enhance the quality of life.
- Goal 5** Ensure that the impacts of development are mitigated.
- Goal 6** Reduce residential overcrowding to promote public health and safety.



Land Use Policies

Goal 1.0 Promote a balance of land uses to address basic community needs.

- | | |
|-------------|--|
| Policy 1.1 | Promote medium density housing in and around the downtown area. |
| Policy 1.2 | Support high density residential development within the City's District Centers as a part of master-planned mixed use development. |
| Policy 1.3 | Support development of single-family residential lots on a minimum area of at least 6,000 square feet. |
| Policy 1.4 | Maintain and foster a variety of residential land uses in the City. |
| Policy 1.5 | Support "live/work" opportunities within specifically defined areas. |
| Policy 1.6 | Support open space in under served areas. |
| Policy 1.7 | Encourage the development of commercial and nonprofit recreational facilities and services. |
| Policy 1.8 | Coordinate street and parkway designs that are attractive, functional, and compatible with adjacent on-site development. |
| Policy 1.9 | Encourage the location of commercial centers at arterial roadway intersections in commercial districts. |
| Policy 1.10 | Support the location of regional governmental facilities in the downtown and Civic Center areas. |

Goal 2.0 Promote land uses which enhance the City's economic and fiscal viability.

- Policy 2.1 Discourage the intrusion of commercial land uses in industrial areas.
- Policy 2.2 Support commercial land uses in adequate amounts to accommodate the City's needs for goods and services.
- Policy 2.3 Encourage the location of child care facilities within employment centers.
- Policy 2.4 Support pedestrian access between commercial uses and residential neighborhoods which are in close proximity.
- Policy 2.5 Balance the economic and fiscal benefits of commercial development with its impacts on the quality of life in the City.
- Policy 2.6 Encourage the creation of new employment opportunities in developments which are compatible with surrounding land uses, and provide a net community benefit.
- Policy 2.7 Promote rehabilitation of commercial properties, and encourage increased levels of capital investment.
- Policy 2.8 Support developments that create a business environment that is safe and attractive.
- Policy 2.9 Support new development which is harmonious in scale and character with existing development in the area.

The corner of Fourth Street and Main Street was the first commercial lot sold in the city (the lot sold for \$15.00).



Goal 3.0 Preserve and improve the character and integrity of existing neighborhoods.

- Policy 3.1 Support development which provides a positive contribution to neighborhood character and identity.
- Policy 3.2 Foster communication between the City, residents, and neighborhood associations.
- Policy 3.3 Coordinate City programs and activities in neighborhoods.
- Policy 3.4 Continue proactive code enforcement programs and activities.
- Policy 3.5 Encourage new development and/or additions to existing development that are compatible in scale, and consistent with the architectural style and character of the neighborhood.

Goal 4.0 Protect and enhance developments sites and districts which are unique community assets that enhance the quality of life.

- Policy 4.1 Maintain areas of the City with unique characteristics which contribute positively to the area in which they are located, such as the Artists Village and historic French Park.
- Policy 4.2 Encourage the retention and reuse of historical buildings and sites.
- Policy 4.3 Support land uses which provide community and regional economic and service benefits.
- Policy 4.4 Encourage the development of projects which promote the City's image as a regional activity center.
- Policy 4.5 Encourage development of employment centers and mixed use projects within targeted areas adjacent to major arterial roadways and freeway corridors.

The old Orange County Courthouse is designated as a Historic Landmark in the California State Historical Landmark Program.

Goal 5.0 Ensure that the impacts of development are mitigated.

- | | |
|-------------|--|
| Policy 5.1 | Promote development which has a net community benefit, and enhances the quality of life. |
| Policy 5.2 | Protect the community from incompatible land uses. |
| Policy 5.3 | Minimize the impact of future right-of-way expansion on existing development and neighborhoods through the use of transportation system management programs and traffic demand management to relieve traffic congestion. |
| Policy 5.4 | Support land uses which are consistent with the Land Use Plan of the Land Use Element. |
| Policy 5.5 | Encourage development which is compatible with, and supportive of surrounding land uses. |
| Policy 5.6 | Discourage access to commercial and industrial areas by way of residential streets. |
| Policy 5.7 | Anticipate that the intensity of new development will not exceed available infrastructure capacity. |
| Policy 5.8 | Encourage the placement of educational facilities in close proximity to public parks. |
| Policy 5.9 | Encourage development which provides a clean and safe environment for the City's residents, workers, and visitors. |
| Policy 5.10 | Support a circulation system which is responsive to the needs of pedestrians and vehicular travel. |
| Policy 5.11 | Encourage development which does not generate obnoxious fumes, toxins, or hazardous materials. |

Goal 6.0 Reduce residential overcrowding to promote public health and safety.

- Policy 6.1 Support legislative and regulatory changes to laws and codes concerning safe occupancy standards.
- Policy 6.2 Support reducing the number of units in multiple- family developments by allowing the property owner to combine two or more units into a larger unit.
- Policy 6.3 Prohibit new development and building alterations which can readily be converted to improper occupancy.
- Policy 6.4 Target educational programs concerning overcrowding to tenants, owners, and property managers.
- Policy 6.5 Promote health and safety programs which address the occupancy of housing units and overcrowding.



LAND USE PLAN

The Land Use Plan is comprised of three components that direct and regulate land use in Santa Ana. These include a Land Use Map, development intensity standards, and adopted Specific Plans. These key components establish a framework for land use and development in the City. The Land Use Plan indicates the location, types, and extent of development and land uses throughout Santa Ana. It consists of a map which designates land use categories and their relative location, as well as development intensity standards for each category. The Land Use Plan is further supported by Specific Plans which correlate to the Land Use Plan.

Development Intensity Standards

As required by State law, the Land Use Element also establishes standards for development intensity. These standards ensure that the types of development permitted under each land use designation are well understood by the property owner, decision-makers, developer, and the general public. Development intensity refers to the size or degree of development possible within a particular land use category.

The development intensity standard used for nonresidential development is floor area ratio, which is the ratio of the building's floor area to the total area of the lot on which the building is located. The development intensity standard for residential developments is "units per acre" which is a measure of the number of units allowed for each acre of land. In calculating either the allowable floor area or the allowable residential density, it is the City's policy to not allow upward rounding. The Land Use Plan is illustrated in Exhibit 2. Additional information concerning the Land Use Plan and the land use designations is provided in Table 1 (Land Use Development Intensity Standards), and in the Appendix.

Table 1
Development Intensity Standards

Land Use Designation	Density/Intensity Standards (du/Acre - FAR) ¹
Residential Land Use Designations	
Low Density Residential (LR-7)	7 du/acre
Low-Medium Density Residential (LMR-11)	11 du/acre
Medium Density Residential (MR-15)	15 du/acre
Residential/Industrial ² (R/I-15)	15 du/acre
District Center ³ (DC)	90 du/acre
Commercial Land Use Designations⁴	
Professional and Administrative Office (PAO)	FAR 0.5 - 1.0
General Commercial (GC)	FAR 0.5 - 1.0
District Center ³ (DC)	FAR 1.0 - 2.0
Industrial Land Use Designations	
Industrial (IND)	FAR 0.45
Residential/Industrial ² (R/I)	FAR 0.45
Other Land Use Designations	
Institutional (INS)	FAR 0.5
Open Space (O)	FAR 0.2

Notes

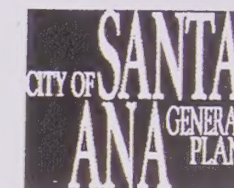
¹ The intensity standards shown refer to the theoretical maximum amount of development permitted for each land use designation. (du-dwelling units; FAR-floor area ratio) Development must also adhere to zoning regulations, and/or specific plan requirements.

² The Residential /Industrial land use designation applies to the Logan Neighborhood.

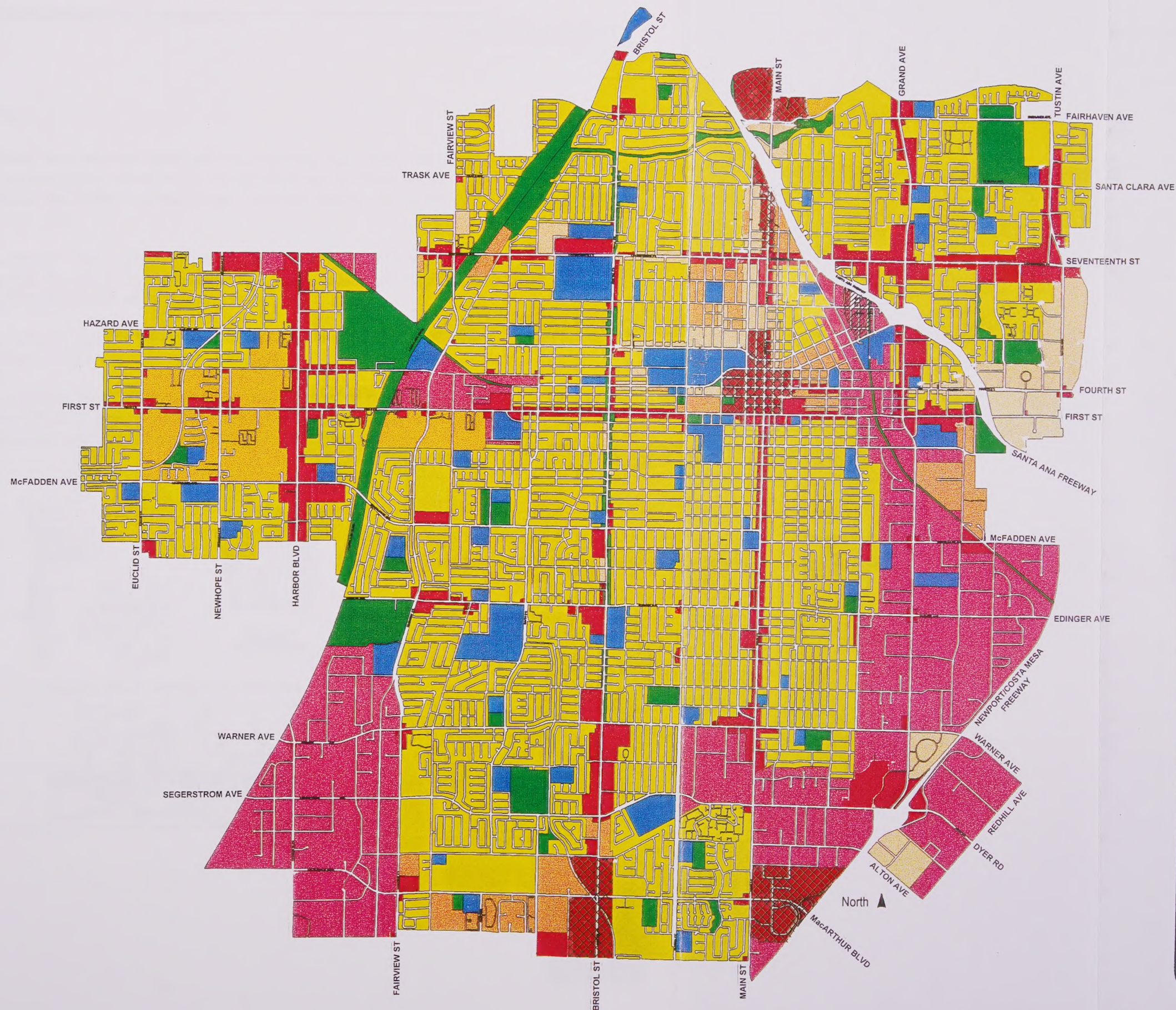
³ The District Center land use designation permits both residential and commercial development

⁴ Commercial intensities may vary. Baseline FAR is 0.5. Specific areas allowing greater intensities are indicated in Exhibit A-3.

*Refer to Appendix for description of Land Use designations.



Land Use Element



- Low Density Res. (LR-7)
- Low-Medium Density Res. (LMR-11)
- Medium Density Res.(MR-15)
- Residential/Industrial
- Prof. and Admin. Office (PAO)
- General Commercial (GC)
- District Center (DC)
- Industrial (IND)
- Institutional (INS)
- Open Space (O)

Land Use Plan

Exhibit 2

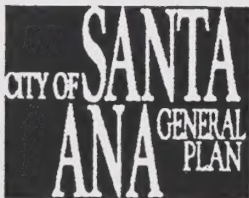
Adopted February '98

Specific Plans

The City of Santa Ana has also adopted three specific plan areas, shown in Exhibit 3, to provide greater direction in the development of these areas. As required by State law, these specific plans, indicated below, are consistent with the Land Use Plan.

- *North Harbor Boulevard Specific Plan* which promotes quality commercial development, and land use compatibility along Harbor Boulevard within a 425 acre planning area.
- *Bristol Corridor Specific Plan* which applies to a 3.9 mile section of Bristol Street in the central portion of the City.
- *Midtown Specific Plan* which regulates development in the areas north of downtown and east of the Civic Center in order to create a thriving and integrated district for civic, cultural, and commercial activities.





-  North Harbor Specific Plan
-  Bristol Street Corridor Specific Plan
-  Midtown Specific Plan

Specific Plans

Land Use Element

Exhibit 3

The purpose of the Land Use Element includes the actions and programs that are used to implement the goals of the Element. The first column identifies the specific policy or program in the Policy Plan Element in parentheses related to the action. The second column identifies the agency responsible for implementation, as well as the timing of the action.

Table 2
Implementation Matrix

GOAL 1: Provide a balance of land uses to provide basic community needs.

LAND USE ELEMENT

Implementation Plan

Action/Program	Land Element Time Frame
1.1 Develop a unified vision for the future of the community.	2014-2015
1.2 Establishing a partnership and joint planning with the business community to develop a plan for the future.	2014-2015
1.3 Develop a plan for the future of the community.	2014-2015
1.4 Develop a plan for the future of the community.	2014-2015
1.5 Develop a plan for the future of the community.	2014-2015
1.6 Develop a plan for the future of the community.	2014-2015
1.7 Develop a plan for the future of the community.	2014-2015
1.8 Develop a plan for the future of the community.	2014-2015
1.9 Develop a plan for the future of the community.	2014-2015
1.10 Develop a plan for the future of the community.	2014-2015

2014 - Planning and Building Agency

2015 - Planning and Building Agency, Services Agency

This section of the Land Use Element indicates the actions and programs that are used to implement the goals of the Element. The first column identifies the specific policy or policies in the Policy Plan (shown in parenthesis) related to the action. The second column identifies the agency responsible for implementation, as well as the timing of the action.

IMPLEMENTATION PLAN

Table 2
Implementation Matrix

GOAL 1 Promote a balance of land uses to provide basic community needs.

Action (Policy)		Lead Agency/ Time Frame
1.1	Develop a schedule to change the zoning of properties to be consistent with the land use designation. (Policy 1.9)	PBA 1998 - 2000
1.2	Maintain zoning regulations that permit a variety of residential product types within a specific Residential Land Use Designation. (Policies 1.1, 1.2, 1.3, 1.4, 1.5)	PBA 1998 - 2010
1.3	Increase City park land in under served areas. (Policy 1.6)	RCSA/PBA 1998 - 2010
1.4	Evaluate the Land Use Map on an annual basis, and initiate changes as necessary. (Policies 1.6, 1.7, 1.9)	PBA 1998 - 2010
1.5	Evaluate the criteria for approving infill land subdivisions. (Policies 1.1, 1.2, 1.7)	PBA 1998 - 2000
1.6	Continue project review through City review processes. (Policies 1.3, 1.7, 1.8, 1.10)	PBA 1998 - 2010
1.7	Evaluate "performance" zoning regulations. (Policy 1.7)	PBA 1998 - 2005
1.8	Comprehensively revise the zoning code, and design and development standards consistent with the General Plan. (Policies 1.7, 1.8)	PBA 1998 - 2010
1.9	Concentrate commercial activities at major arterial intersections. (Policy 1.9)	PBA 1998 - 2010
1.10	Prepare and present an annual status report on implementation of the Land Use Element to the Planning Commission and City Council. (Policy 1.10)	PBA 1998-2010

PBA - Planning and Building Agency

RCSA - Recreation and Community Services Agency

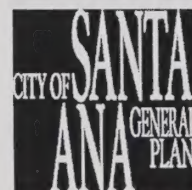


Table 2 (continued)
Implementation Matrix

GOAL 2 Promote land uses which enhance the City's economic and fiscal viability.		
	Action (Policy)	Lead Agency/ Time Frame
2.1	Evaluate development through the project review processes to determine potential impacts to the City's services. (Policies 2.1, 2.5)	PBA 1997 - 2010
2.2	Evaluate development projects to determine their economic and community contributions. (Policies 2.1, 2.2, 2.5, 2.6, 2.7, 2.8, 2.9)	CDA/PBA 1997 - 2010
2.3	Establish regulations and/or incentives for development to support child care needs. (Policies 2.2, 2.3)	PBA 1997 - 2000
2.4	Evaluate the use of a comprehensive pedestrian system to connect development with residential areas through development review processes. (Policy 2.4)	PBA 1997 - 2010
GOAL 3 Preserve and improve the character and integrity of neighborhoods.		
3.1	Continue the facilitation of neighborhood associations. (Policy 3.2)	CDA 1997 - 2010
3.2	Facilitate City programs that support neighborhood activities. (Policy 3.3)	CDA 1997 - 2010
3.3	Continue aggressive code enforcement programs and activities. (Policy 3.4)	PBA 1997 - 2010
3.4	Continue project review through City review processes. (Policies 3.1, 3.5)	PBA 1997 - 2010
CDA - Community Development Agency PBA - Planning and Building Agency		

Table 2 (continued)
Implementation Matrix

GOAL 4 Protect unique community assets which enhance the quality of life.

	Action (Policy)	Lead Agency/ Time Frame
4.1	Continue project review through City review processes. (Policies 4.1, 4.5)	PBA 1997 - 2010
4.2	Coordinate revisions to the Municipal Code consistent with the Urban Design Element's urban form layers. (Policies 4.2, 4.4)	PBA 1997 - 2010
4.3	Evaluate project benefits through City review processes. (Policies 4.2, 4.3)	PBA 1997 - 2010

GOAL 5 Ensure that impacts of development are mitigated.

5.1	Protect sensitive land uses through environmental assessment and project review. (Policies 5.1, 5.2, 5.3, 5.6, 5.7, 5.8, 5.9)	PBA 1997 - 2010
5.2	Revise zoning regulations to strengthen buffers between land uses. (Policies 5.2, 5.5, 5.6, 5.9)	PBA 1997 - 2010
5.3	Revise nonconforming land use regulations to address incompatibility issues. (Policies 5.2, 5.9)	PBA 1997 - 2000
5.4	Continue project review through City review processes. (Policies 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11)	PBA 1997 - 2010

PBA - Planning and Building Agency

Table 2 (continued)
Implementation Matrix

GOAL 6 Reduce residential overcrowding to promote public health and safety.		
	Action (Policy)	Lead Agency/ Time Frame
6.1	Continue efforts to revise residential occupancy standards in the Uniform Housing Code. (Policy 6.1)	PBA 1997 - 2005
6.2	Support reducing the number of units in multiple-family projects by allowing one or more units to be combined to form a larger unit (Policy 6.2)	PBA 1997 - 2000
6.3	Continue ongoing education and safety programs that address overcrowding. (Policies 6.3, 6.4, 6.5)	CDA/PBA 1997 - 2010
6.4	Continue to monitor projects in the plan check and field inspection process for improper occupancy. (Policy 6.3)	PBA 1997 - 2010
6.5	Continue code enforcement activities. (Policy 6.3)	PBA 1997 - 2010
6.6	Direct redevelopment money set-aside for affordable housing units toward new unit construction. (Policy 6.3)	CDA 1997 - 2005
6.7	Evaluate Municipal Code to accommodate extended family lifestyle. (Policy 6.3)	PBA 1997 - 2005

CDA - Community Development Agency
PBA - Planning and Building Agency

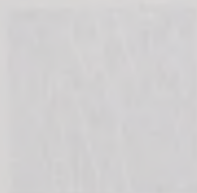
BACKGROUND

This section serves as the Appendix to the Land Use Element. It also discusses various plans, decisions and the standards in greater detail, and provides an overview of existing conditions. The Appendix also provides a summary of planning and an overview of those trends affecting the City.

The previous Land Use Element was adopted by the City in 1986, just over 14 years ago. Other demographic changes have occurred during this time, including a shift in the City's ethnic diversity, a lower median age, and a growth in the average number of persons per household. Other changes in the time period have included a growth in the number of neighborhood associations in the City. These neighborhood associations have been an important role in shaping land use and development in the City.

LAND USE ELEMENT

Appendix



This section serves as the Appendix to the Land Use Element. It also discusses related plans, describes land use standards in greater detail, and provides an overview of existing conditions. The Appendix also provides a context for planning, and an overview of those trends affecting the City.

BACKGROUND

The previous Land Use Element was adopted by the City in 1984, more than 13 years ago. Major demographic changes have occurred during this time including a shift in the City's ethnic diversity, a lower median age, and a growth in the average number of persons per household. Other changes in this time period have included a growth in the number of neighborhood associations in the City. These neighborhood associations have had an active role in shaping land use and development in the City.

Since the last update of the City's General Plan in 1984, the City's population has increased from 203,793 to 306,961 persons according to the State Department of Finance. Since 1980, the number of persons living in the City grew by more than 50 percent. During this period of substantial population growth, the number of housing units remained relatively stable. Other notable demographic changes have occurred as well. The City's population is getting younger. The median age of the population in 1980 was 26.2 years. By 1990, it had fallen to 25.9 years compared to a median age of 32.0 years for the County overall.



The section serves as the support to the Land Use Element. It provides an overview of existing conditions. The information provided is current for planning and is intended to provide a historical context.

The previous Land Use Element was adopted by the City in 1991. It was 17 years old. Many demographic changes have occurred since then. A study was conducted in the City's third census, a study which was a part of the average number of people per household. The study found that the average number of people per household was 2.5. The study also found that the average number of people per household was 2.5. The study also found that the average number of people per household was 2.5.

Since the last update of the City's General Plan in 1991, the City's population has increased from 200,000 to 250,000. The increase in population is the City's largest source of revenue. Since 1991, the number of people living in the City has increased by 25%. The City's population has increased by 25%. The City's population has increased by 25%. The City's population has increased by 25%. The City's population has increased by 25%.



**REGIONAL
CONTEXT**

The City of Santa Ana is located approximately 30 miles southeast of downtown Los Angeles, and 10 miles northeast of Newport Beach in the west-central section of Orange County. Santa Ana is bordered by the City of Orange, and unincorporated areas of Orange County on the north; the City of Tustin on the east; the cities of Irvine and Costa Mesa on the south; and the cities of Fountain Valley and Garden Grove on the west. Freeway access to the City of Santa Ana is provided by the Garden Grove Freeway (SR-22) and the Orange Freeway (SR-57) on the north, the Santa Ana Freeway (I-5) on the northeast, the Costa Mesa Freeway (SR-55) on the east, the San Diego Freeway (I-405) on the south.

Regional Trends

Santa Ana is the largest city in Orange County in terms of population (12 percent of the County population) and fifth in terms of land area (27 square miles). Approximately 58 percent of the City's land area is developed with residential uses. Commercial areas account for approximately 15 percent of the City's total land area, and industrial uses cover approximately 14 percent.

The City's January 1997 population is estimated by the California Department of Finance to be 306,961 persons. The 1997 housing stock consists of 74,918 dwelling units and the average household size is 4.2 persons per household.

The City experienced rapid population growth from 1970 through 1990. The City's population in 1970 was 155,710 persons. By 1990, the population had increased to 293,742 persons, representing an increase of 89 percent, while the County's population increased by only 25 percent. Moreover, during this period of intensive population growth, the number of housing units in the City only grew by approximately 12 percent. The City's growth trends since 1990 have been more modest and are expected to continue at approximately two percent per year through the year 2010. The City's housing production is likewise expected to continue to be stable. There has been little or no net growth in housing over the last several years and this trend is likely to continue into the year 2000. With even modest population growth at the current rate of housing production, the City is likely to continue to experience a rise in average household size.

A number of other City plans and regulations are important considerations in respect to implementation of the Land Use Element. The City's zoning regulations are a primary tool for implementing the Land Use Plan. In addition, a number of Specific Plans have been adopted for key districts in the City which helps to implement the plan for these areas. Finally, the City has also adopted redevelopment plans and other programs which are effective tools in support of adopted land use policy. While all of these Plans are discussed in the *Implementation Plan* of this Element, they are also important when evaluating development proposals.

RELATIONSHIP TO OTHER ELEMENTS AND PLANS

Santa Ana General Plan

The Land Use Element is an integral part of the General Plan, and is one of the seven mandatory elements under State planning law. State law also requires all elements of the General Plan to be internally consistent, and to provide similar policy direction. The Elements which are most closely related to the Land Use Element include the following:

- The *Circulation Element* establishes a transportation network to improve access, to facilitate efficient transportation, and to serve the circulation needs of future development contemplated in the Land Use Element. The scope of the Circulation Element has been expanded to include the Growth Management Element which is in conformance with the Measure M Program.
- The *Urban Design Element* seeks to create a positive visual appearance in the City through a variety of improvement programs, and the preservation of the area's historical structures.
- The *Open Space and Recreation Element* seeks to provide sufficient open space to meet the recreational and aesthetic needs of the City. The Element also promotes the preservation of open space for the conservation of natural resources.
- The *Housing Element* promotes the preservation of the existing housing stock, the development of housing to meet existing and future needs, and the promotion of opportunities to develop and maintain affordable housing in the City.
- The *Economic Development Element* outlines ways to increase employment opportunities in the City, and to enhance Santa Ana's economic base.



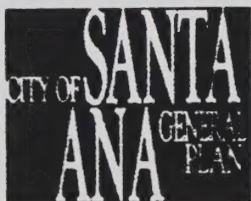
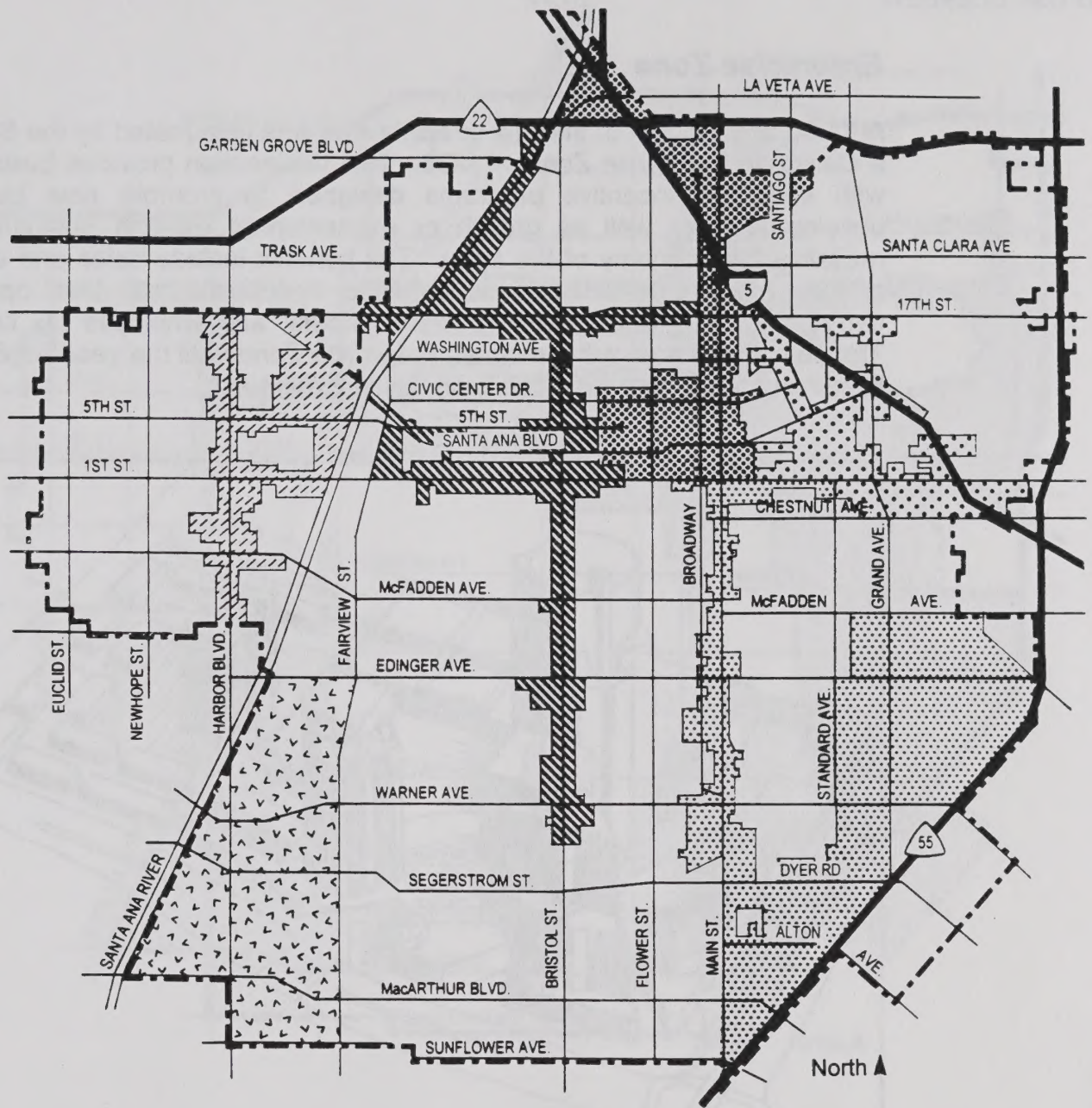
- The *Environmental Health and Safety Element* meets the statutory requirements for a noise and safety element. In addition, the Element incorporates the adopted *Airport Environs Element* to comply with the Airport Environs Land Use Plan for the County.

Redevelopment Plans

An estimated 5,185 acres (8.1 square miles) of land in Santa Ana is currently included in six existing redevelopment project areas. Of this total, 9 percent (464 acres) is in residential use, 32 percent (1,678 acres) commercial, 40 percent (2,075 acres) industrial, with other uses accounting for the remaining 19 percent (968 acres). The following six redevelopment plans have been adopted:

- *Santa Ana Redevelopment Plan* - This plan which encompasses 694 acres, was adopted in 1973 to revitalize the downtown area, improve traffic circulation, reestablish businesses, and stimulate private investment;
- *North Harbor Boulevard Redevelopment Plan* - Adopted in 1982, the Plan covers 470 acres along Harbor Boulevard. The Plan for this area was adopted to define future development, and create design standards for new development in the area.
- *Inter-City Commuter Station Redevelopment Plan* - This plan, also adopted in 1982, focuses on approximately 525 acres designed to provide for the development of a commuter rail station and to promote supporting uses.
- *South Main Street Redevelopment Plan* - Adopted in 1982, the plan applies to 1,500 acres in one of the primary commercial and industrial districts of the City;
- *South Harbor Boulevard/Fairview Street Redevelopment Plan* - Adopted in 1982, this 1,085 acre plan covers a key industrial area in the vicinity of Harbor Boulevard and Fairview Street ; and
- *Bristol Corridor Redevelopment Plan* - Adopted in 1989, the plan promotes the redevelopment of a 781 acres area along the Bristol Street corridor of the City.

The location of the redevelopment project areas are shown in Exhibit A-1.



-  Downtown
-  South Main
-  North Harbor
-  South Harbor
-  Intercity
-  Bristol

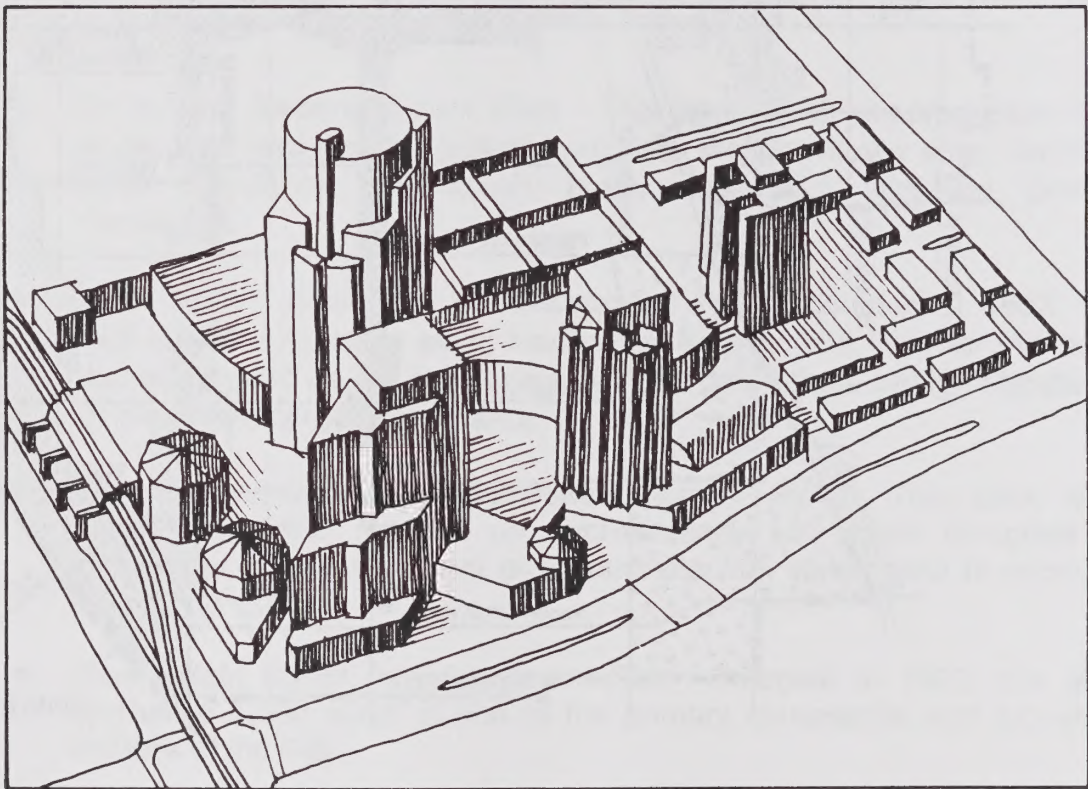
Redevelopment Plans

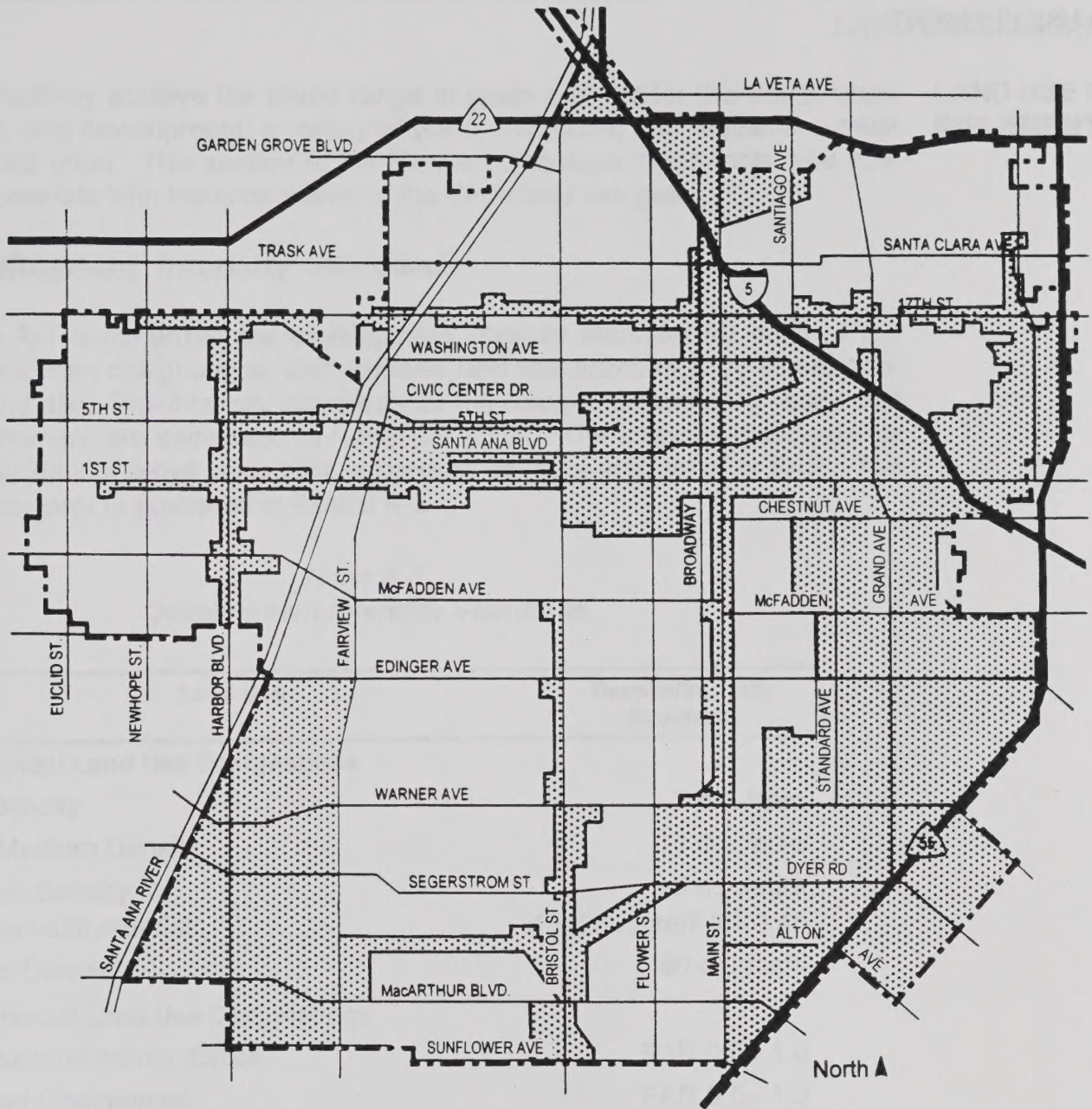
Land Use Element

Exhibit A-1

Enterprise Zone

A 7,000 acre portion of the City of Santa Ana was designated by the State as a California Enterprise Zone in 1993. This designation provides businesses with state tax incentive programs designed to promote new business development, as well as growth or expansion of existing businesses to revitalize the economy of the zone. Tax benefits include sales and use tax credits, hiring credits, business expense deductions, net loss operating carryovers, net interest deductions for lenders, and employee tax credits. The designated area will remain an Enterprise Zone until the year 2008. The location of the Enterprise Zone is shown in Exhibit A-2.





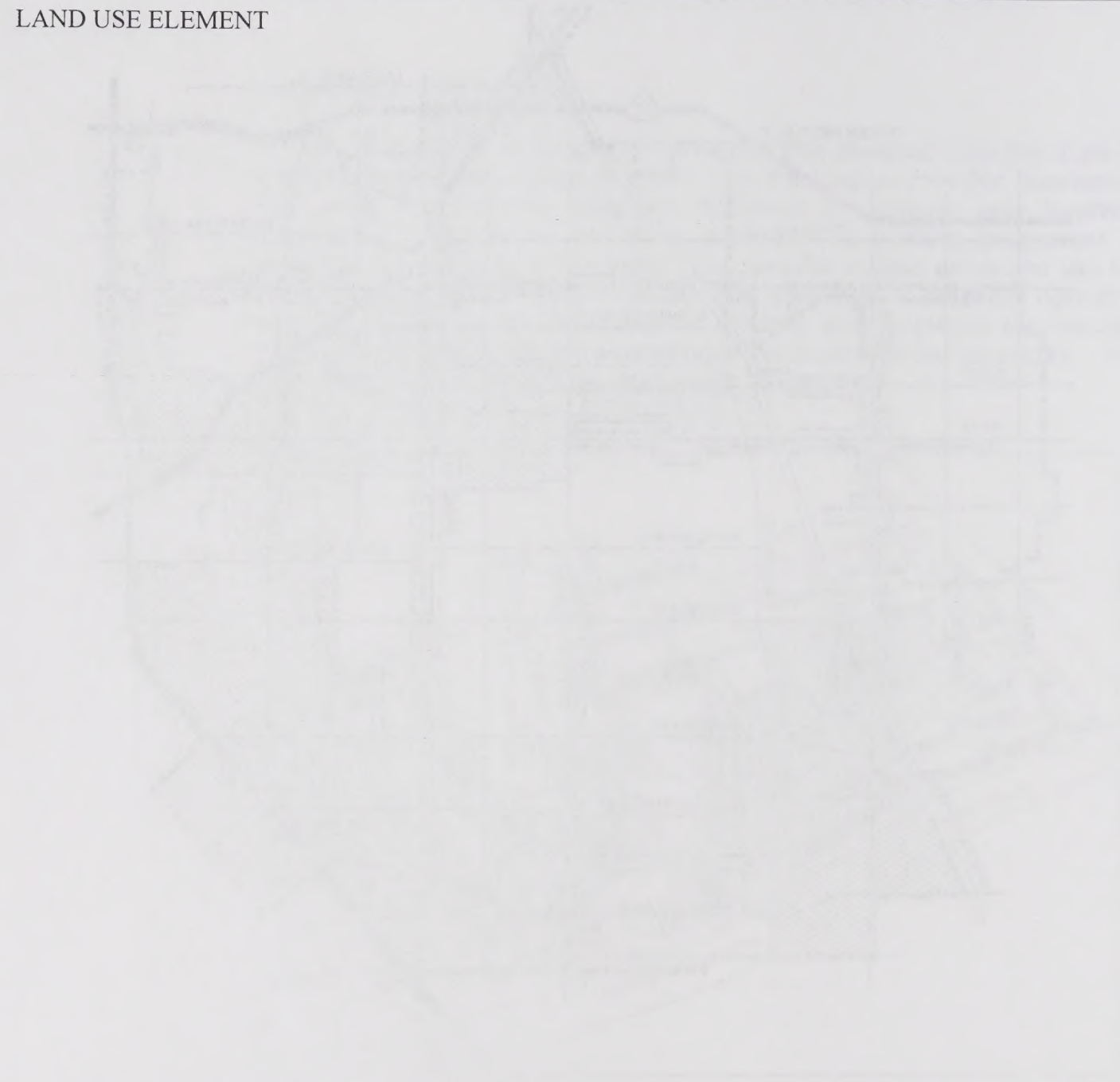
 Enterprise Zone



Land Use Element

Enterprise
Zone

Exhibit A-2



Enlighten
Zone

Enlighten Zone



A-10

To effectively achieve the broad range of goals outlined for the City's future growth and development, a variety of plans, programs, and regulations must be relied upon. This section of the Element discusses these tools, and how they correlate with implementation of the City's land use goals.

LAND USE PLAN IMPLEMENTATION

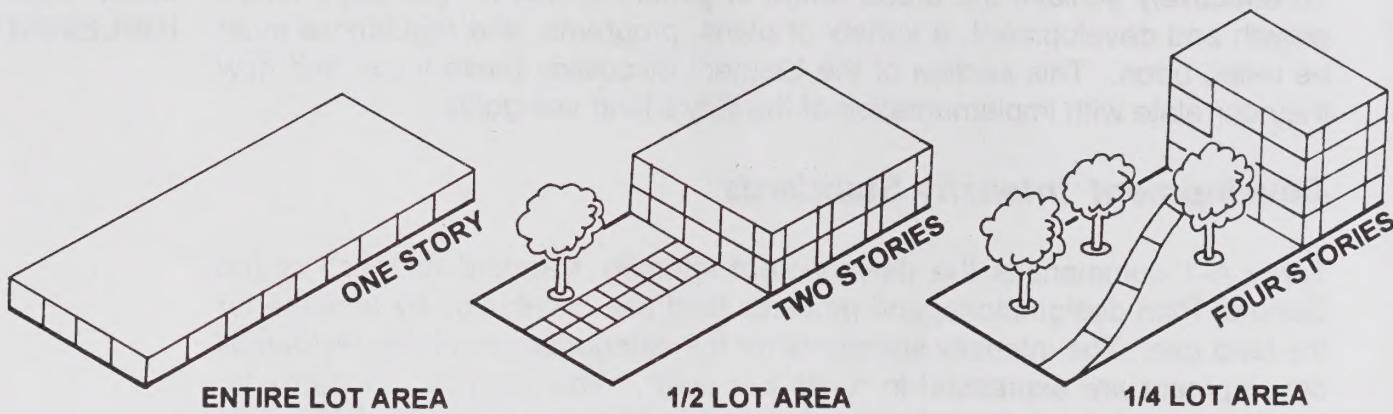
Development Intensity Standards

Table A-1 summarizes the development intensity standard for each of the General Plan designations, and provides land use distribution by acreage for the land use. The intensity standards for the categories permitting residential development are expressed in "units per acre". The intensity standards for non-residential development are expressed as "floor area ratio" or FAR. The FAR concept is illustrated in Exhibit A-3.

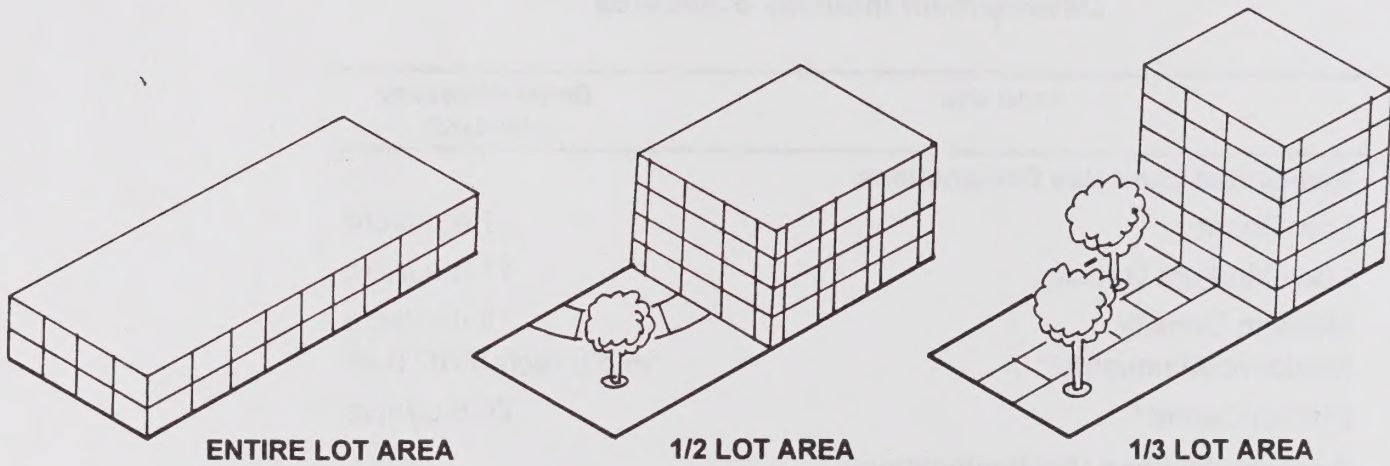
Table A-1
Development Intensity Standards

Land Use	Density/Intensity Standards
Residential Land Use Designations	
Low Density	7 d.u./acre
Low- Medium Density	11 d.u./acre
Medium Density	15 d.u./acre
Residential/Industrial*	15 d.u./acre/FAR 0.45
District Center*	90 d.u./acre
Commercial Land Use Designations	
Professional/Admin. Office	FAR 0.5 - 1.0
General Commercial	FAR 0.5 - 1.0
District Center	FAR 1.0 - 2.0
Industrial Land Use Designations	
Industrial	FAR 0.45
Residential/Industrial	FAR 0.45
Other Land Use Designations	
Institutional	FAR 0.5
Open Space	FAR 0.2
Note: d.u. - dwelling unit; FAR - floor area ratio	
*Residential development is also permitted in the Residential/Industrial and District Center land use designations.	

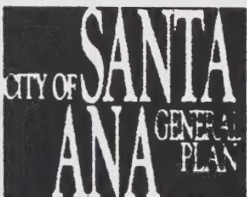




F.A.R. 1.0



F.A.R. 2.0



Land Use Element

Floor Area Ratio Concept

Exhibit A-3

The City established development intensity standards in 1988, for nonresidential land use designations. The standards measure intensity through the use of floor area ratios. The floor area ratios proposed for the City's major commercial corridors are expected to remain in place over the life of the Land Use Element. The basic character of these corridors is not expected to change significantly during that time.

Those areas of the City proposed for the most intensive levels of development include district centers, professional and administrative office districts, and several other commercial centers with a unique character, or special development concerns. Some of these areas correspond to those for which Specific Plans have been prepared.

The proposed floor area ratio(s) for most of the City's commercial corridors allows structures of two to three stories with surface parking. The major development areas--the District Centers and Professional/Administrative Office Districts along Tustin Avenue and East First Street--allow mid-rise and hi-rise buildings with structured parking. These areas are expected to generate the highest level of development activity in the City as centers of commerce. These areas are listed in Table A-2 and are shown in Exhibit A-4. The floor area ratios indicated in Table A-2 are the maximum building intensity allowed for development.

All properties are subject to compliance with the development standards of the underlying zoning district, and are not guaranteed to achieve the designated intensity. The floor area ratio standard should therefore be interpreted as a maximum intensity standard, and not as a development right. When calculating the square footage allowed for a proposed development, no upward rounding is permitted in determining the final permitted intensity. Likewise, no upward rounding is permitted in calculating the allowable number of residential units. For example, a calculation yielding a permitted density of 12.7 units for a given development site, means that 12 units are permitted.

Table A-2
Key Area - Floor Area Ratios

Area	Project/Area	FAR
1	Main Place	2.1
2	Orient Finance	2.54
3	North Main Street	1.5
4	Museum District	1.5
5	North Broadway	1.0
6	Midtown Specific Plan	0.5-1.0
7	Downtown	2.0
8	Civic Center Office	1.0
9	Civic Center Specific Development Plan	1.0
10	Logan	0.45
11	MacArthur Place	2.0
12	Hutton Center	1.0
13	First Street/Tustin Avenue	1.0
14	South Coast Metro	1.0

Source: City of Santa Ana, 1997

The use of floor area ratio as a development standard allows a high degree of flexibility in both the location and design of a structure. The benefit of this flexibility to the City is the possibility for the provision of more open space on a site without reducing the total square footage of development. The following guiding principals apply to the floor area ratio definitions:

- Floor area ratio refer to the gross floor area of a building divided by the gross lot area upon which it is located.
- Surface parking or parking structures are not included in the building area to calculate the floor area ratio.

The Land Use Plan and Development Intensity Standards Map, Exhibit A-4, is presently being updated. You may contact the Planning Division for the updated copy at (714) 647-5804.

Land Use Element	
1. General	
2. Specific	
3. Other	
4. Other	
5. Other	
6. Other	
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- To encourage lot consolidation for optimal site design, the floor area ratio can be calculated on an area wide basis for contiguous parcels which are part of a large, multi-structure project.
- To qualify for an area wide floor area ratio calculation, a project must be integrated in design and function, and the owner/developer must record deed restrictions limiting the project area to the legally allowed floor area ratio.

Land Use Designations

The Santa Ana Land Use Plan includes 10 land use designations. These designations indicate the types and intensity of development to be allowed on the property which they cover. Generally, the designation also reflects the predominant development character of the area. As is typical in older, urbanized communities like Santa Ana, there are some areas where existing development does not completely reflect the land use designation of the Land Use Plan. Where these occurs the properties are deemed legal conforming and may continue until such time as the property has been vacant for twelve months or more. Each land use designations and a brief description are discussed below.

Residential

The Land Use Plan provides for three distinct residential land use designations. Residential development is also permitted in two other designations: District Center and Residential/Industrial. The Santa Ana Land Use Plan includes the following residential land use designations:

- The *Low Density Residential* (LR-7) designation applies to those areas of the City which are developed with lower density residential land uses. The allowable maximum development intensity is 7 units per acre. Development in this category is characterized primarily by single-family homes. This designation applies to a large proportion of the City (6,499 acres) representing 37.3 percent of the City's total land area.
- The *Low-Medium Density Residential* (LMR-11) designation applies to those sections of the City which are developed with residential uses at permitted densities of up to 11 units per acre. The land area included in this designation is approximately 456 acres. The great majority of the land designated as Low-Medium Density Residential is located in the westerly portion of the City, north and south of First Street. Properties with this designation are typically characterized by mobile

home parks, a mixture of duplexes and single family residences, or small lot subdivisions.

- The *Medium Density Residential* (MR-15) designation applies to those sections of the City which are developed with residential uses at densities of up to 15 units per acre. Development in this designation is characterized by duplexes, apartments, or a combination of both. A total of 451 acres is designated as Medium Density Residential. The designation applies to areas located in the vicinity of downtown, areas north and south of MacArthur Boulevard, and in other areas where there are established multiple-family development projects.
- The *Residential / Industrial* designation permits either residential development up to 15 units per acre or industrial uses. The designation applies to the Logan neighborhood, which was established near the turn of the century. Since the 1930's, this area has developed with a mixture of residential and industrial uses.
- The *District Center* designation permits residential development up to 90 units per acre when it is a component of a mixed-use, master planned project. This category is described in greater detail later in this section.

Professional and Administrative Office

The Professional/Administrative office (PAO) designation applies to those areas where professional and/or administrative offices are predominant, or where such development is being encouraged. Land included in this designation is found primarily near the Civic Center, and along the First Street and Tustin Avenue Corridors in close proximity to freeways. There are other smaller PAO areas in the City such as along North Broadway and along portions of east and west Seventeenth Street. A total of 467 acres is included in this land use designation. The floor area ratio intensity standard applicable to this land use designation ranges from 0.5 to 1.0.

The Professional and Administrative Office areas are intended to provide a unique environment for office development in those areas of the City where office uses are the predominant land use. The purpose for maintaining and supporting these areas exclusively for office and office-related uses is to encourage major employment centers at locations which significantly lessen the impact to the City's local street system. The First Street/Tustin Avenue office corridor between the Santa Ana (I-5) and Costa Mesa (SR-55) Freeways serves this purpose. In addition, the orderly, well-maintained quality of existing development supports a continuation of these areas as functional office/employment centers.

The Professional and Administrative Office designation includes a range of floor area ratios to differentiate development intensity and character in relation to adjacent land uses. The areas with a FAR of 0.5 are not major office centers, but rather have an established character of lower intensity garden office and professional service uses. These areas are typically adjacent to low density residential neighborhoods, or are converted residential office uses. Office development along East Fourth Street, between Grand Avenue and the Santa Ana Freeway, is typical of this low-rise office character.

The Tustin Avenue/First Street corridor area is unique because of its location between two freeways and three major arterial streets. This area is where major office development is targeted. The PAO area located adjacent to the Civic Center contains office development which supports the City's functional role as the government center of the County.

The types of uses typically located in the PAO district include the following:

- Professional and administrative offices/office parks;
- Service activities such as copy centers, courier services, travel agencies, and restaurants when such uses are an integral component of a planned office development; and
- Professional uses such as accountants, attorneys, doctors, engineers, and insurance brokers.

General Commercial Districts

The General Commercial district (GC) applies to commercial corridors in Santa Ana including those located along Main Street, Seventeenth Street, Harbor Boulevard, and other major arterial roadways in the City. The intensity standard applicable to this designation is a floor area ratio of 0.5 - 1.0, through most General Commercial districts have a FAR of 0.5. A total of 1,212 acres of land is included in this designation.

General Commercial districts are key components in the economic development of the City. They provide highly visible and accessible commercial development along the City's arterial transportation corridors. In addition, General Commercial land uses provide important neighborhood facilities and services, including shopping, recreation, cultural and entertainment activities, employment, and education. The districts also provide support facilities and services for industrial areas including office and retail, restaurants and various other services.



The General Commercial development standards are based upon the character and intensity of development, as well as the degree of access and market demand for these properties. The relationships to adjacent land uses, are also considered. Uses typically located in this district are:

- Business and professional offices;
- Retail and service establishments;
- Recreational, cultural, and entertainment uses; and
- Vocational schools.

General Commercial Districts have a floor area ratio of 0.5 with the exception of the Mid-town area which has an floor area ratio of 1.0.

District Centers

The District Center (DC) land use designation includes the major activity areas in the City. Five areas of the City, totaling 329 areas, are designated as District Center. The intensity standard for the District Center ranges from a floor ratio of 1.0 to 2.0.

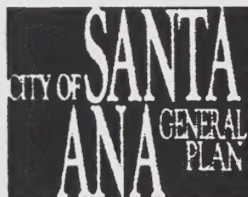
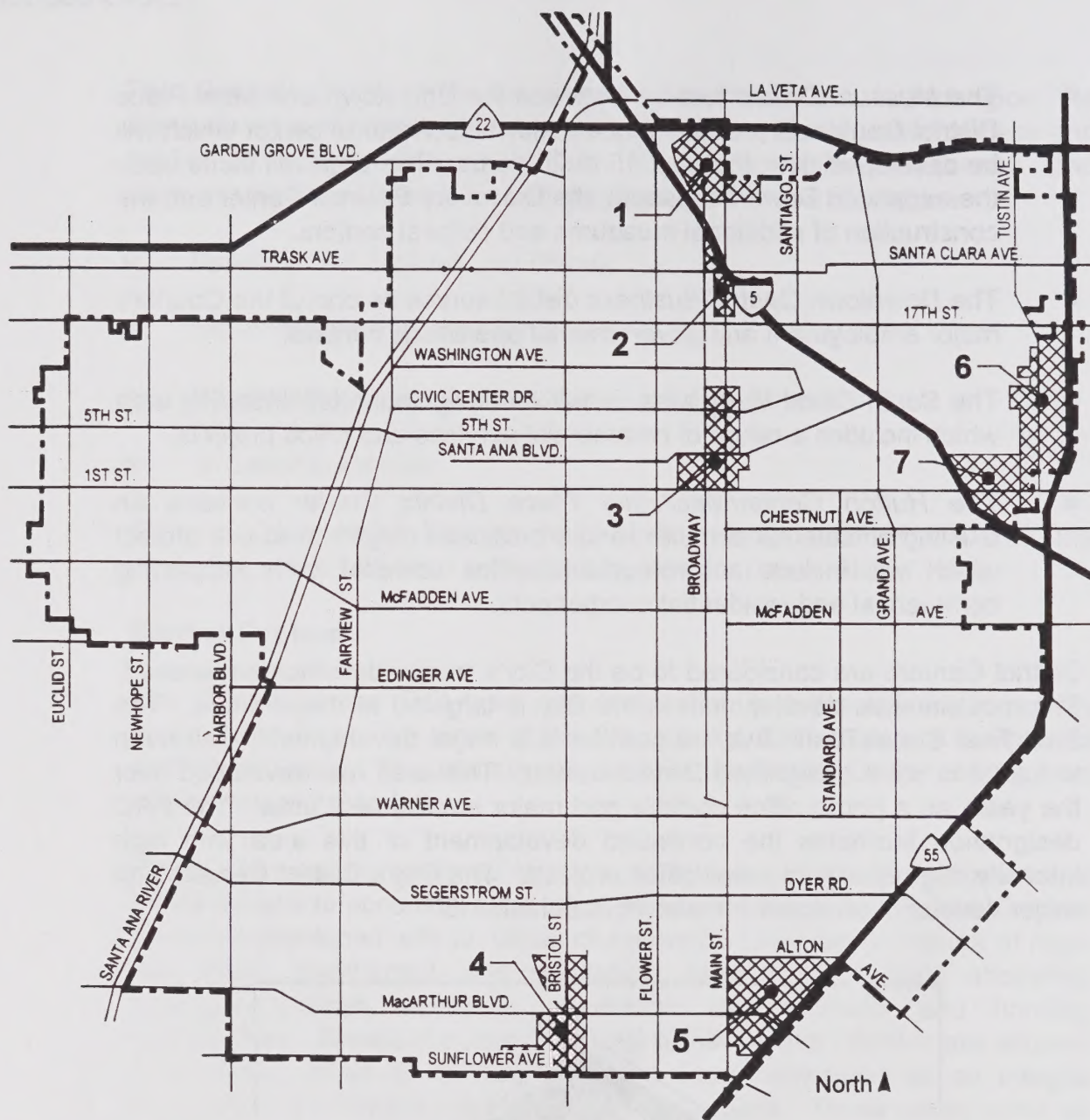
District Centers are designed to serve as anchors to the City's commercial corridors, and to accommodate major development activity. District Centers are to be developed with an urban character that includes a mixture of high-rise office, commercial, and residential uses which provide shopping, business, cultural, education, recreation, entertainment, and housing opportunities. Residential developments within District Centers are allowed at a density of up to 90 units per acre when developed as an integral component of a master planned, mixed-use project. These areas serve as major employment centers locally and regionally, and should include development which promotes the City as a regional activity center while creating an environment conducive to business on a regional scale. District Centers in Santa Ana include the following:

- The *Main Place District Center* includes a regional shopping center and office complex. Additional high intensity mixed-use development is programmed for this district.

- The *Museum District* located between the Downtown and Main Place District Centers is proposed as a major office/cultural center which will be developed over the next 15 to 20 years. The area will focus upon the expanded Bowers Museum, the Discovery Science Center and the construction of additional museums and cultural centers.
- The *Downtown Central Business* district serves as one of the County's major employment and governmental operations centers.
- The *South Coast Metro* area serves as a regional retail shopping area which includes a range of commercial services and office projects.
- The *Hutton Center/MacArthur Place District Center* contains an existing office/hotel complex, and a proposed major mixed use project which will include a professional office complex with supporting commercial and residential components.

District Centers are considered to be the City's "major development areas." The most intense development in the City is targeted to these areas. The East First Street/Tustin Avenue corridor is a major development area even though it is not a designated District Center. This area has developed over the years as a prime office corridor and major employment area. The PAO designation facilitates the continued development of this area with high intensity, high quality regional office projects. The City's District Centers and major development areas are shown in Exhibit A-5.





- 1 - Main Place
- 2 - Museum District
- 3 - Downtown
- 4 - South Coast Metro
- 5 - MacArthur Place/Hutton Center
- 6 - Tustin Ave. Corridor
- 7 - East First Street Corridor

Major Development Areas

Industrial

The Industrial designation applies to those areas developed with manufacturing and industrial uses. The designation applies to areas which are predominantly industrial in character, and includes those industrial districts in the southwestern, south central and southeastern sections of the City. A total of 2,597 acres of land in the City is designated as Industrial. The maximum floor area ratio for this designation is 0.45.

The Industrial districts of the City are vital to its economic health. These areas provide employment opportunities for local residents, and generate municipal revenues for continued economic development. As one of the County's oldest cities, Santa Ana has long been an industrial center for the region. The City's goal is to maintain this strong industrial base by setting land use policies which preclude the intrusion of less intensive commercial or residential uses. Typical uses found in this district include the following:

- Light and heavy product manufacturing and assembly; and
- Commercial uses which are ancillary to industrial uses in the district.

Institutional

The Institutional designation includes the Civic Center, other governmental facilities, City facilities and public institutions such as schools, etc. Only public properties of approximately five acres or more are designated as Institutional. The maximum applicable floor area ratio standard for this designation is 0.5. The 0.5 FAR is used as a guideline since most development in this designation are State, federal, and local governmental facilities that are not subject to local development regulations. A total of 798 acres of land is included in this designation.

Open Space

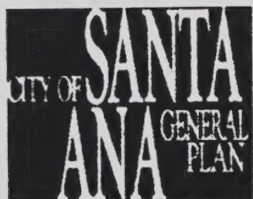
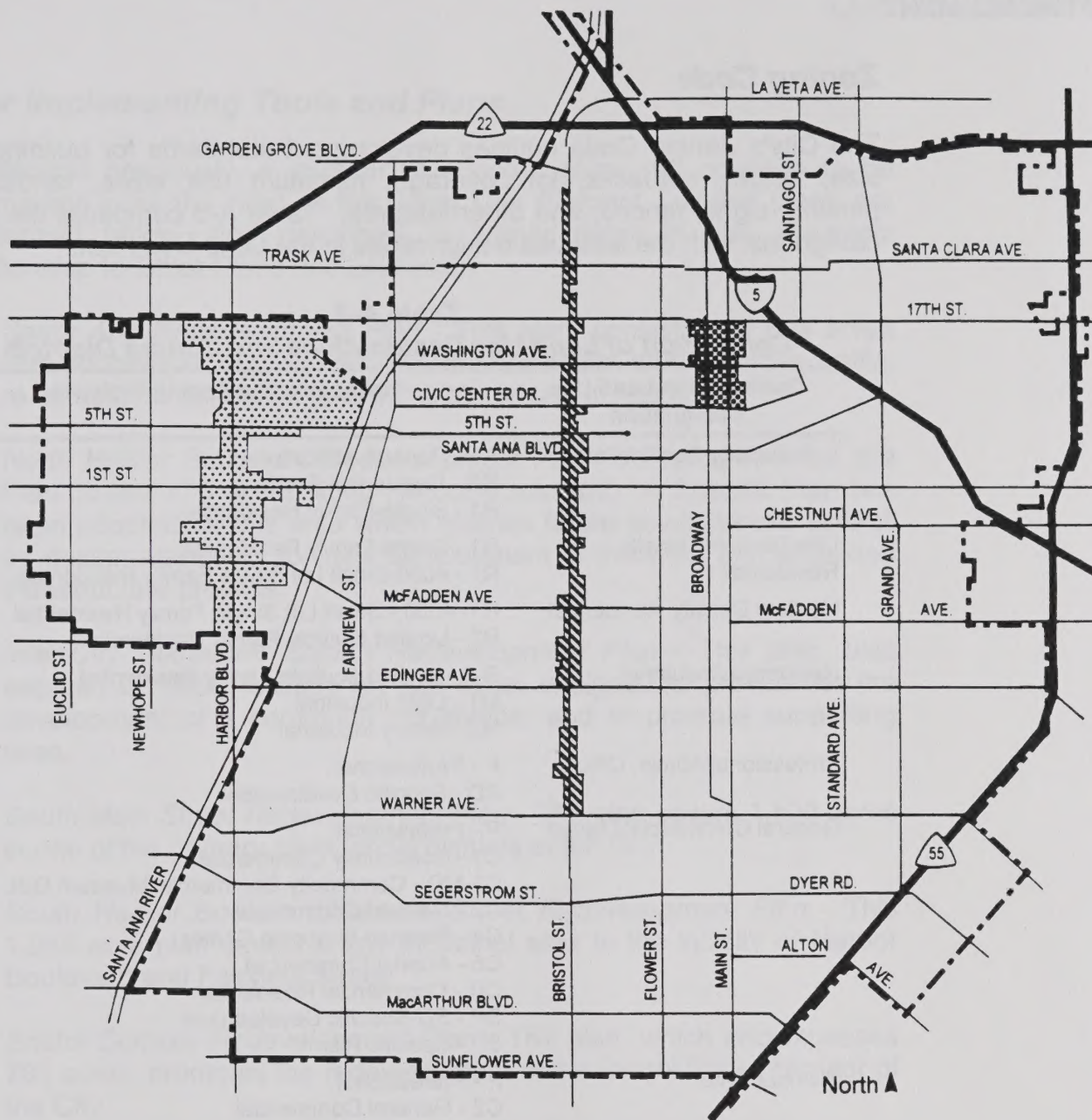
The Open Space designation is applied to parks, water channels, cemeteries and other open space uses. A total of 877 acres are included in this land use designation. Of this total, 358 acres of public park land is included in this land use designation.

Specific Plans

The City of Santa Ana has established Specific Plan areas to provide greater flexibility in the development standards contained in the City's General Plan and Zoning Ordinance. The Specific Plans were established for planning areas which would benefit from a comprehensive development scheme otherwise not be possible under existing land use regulations. These specific plans include:

- *North Harbor Boulevard Specific Plan* - applies to a 425-acre area covered by the North Harbor Boulevard Redevelopment Plan, as well as a number of adjacent residential parcels. Adopted in 1992, the Specific Plan outlines the planned land uses and development standards for this area, as well as public improvements needed to support the anticipated uses. The Plan promotes commercial development along Harbor Boulevard, while striving to minimize incompatibility with adjacent residential uses.
- *Bristol Corridor Specific Plan* - applies to the 3.9-mile section of Bristol Street in the central portion of the City. This corridor includes a portion of the project area for the Bristol Street Corridor Redevelopment Plan. The Specific Plan utilizes the potential redevelopment of the corridor as an opportunity to upgrade the development character of the area, and to enhance the viability of commercial businesses. The process is being undertaken in coordination with the widening of Bristol Street.
- *Midtown Specific Plan* - regulates development within the northern section of Santa Ana's downtown area in order to create a thriving and integrated district for civic, business, cultural and retail activities. The Specific Plan emphasizes the area's role as the urban center of the City through standards for development and urban design that promote pedestrian activity.

The location of the three specific plan areas are noted in Exhibit A-6 in the Policy Plan.



-  North Harbor Specific Plan
-  Bristol Street Corridor Specific Plan
-  Midtown Specific Plan

Specific Plans

Land Use Element

Exhibit A-6

Zoning Code

The City's Zoning Code outlines development standards for buildings, site size, height, setbacks, lot coverage, minimum unit sizes, landscaping, parking, signs, fences, and other features. Table A-3 compares the zoning categories with the land use designations in the Land Use Plan.

Table A-3
Correlation of Land Use Designations and Zoning Districts

General Plan Land Use Designation	Corresponding Zoning Districts
Low Density Residential	A1 - General Agriculture RE - Residential Estate R1 - Single-Family Residential
Low-Medium Density Residential	R1 - Single-Family Residential, R1 - 4000-Small Lot Single Family Residential
Medium Density Residential	R1- 4000 - Small Lot Single Family Residential R2 - Limited Multiple Family Residential
Residential/Industrial	R-2 - Limited Multiple Family Residential M1 - Light Industrial M2 - Heavy Industrial
Professional/Admin. Office	P - Professional SD - Specific Development
General Commercial District	P - Professional C1 - Community Commercial C1-MD - Community Commercial/Museum Dist. C2 - General Commercial C4 - Planned Shopping Center C5 - Arterial Commercial CR - Commercial Residential SP - SD-Specific Development SP - Specific Plan
District Center	P - Professional C2 - General Commercial C3 - Central Business C3-A - Artists Village C4 - Planned Shopping Center C5 - Arterial Commercial CR - Commercial Residential SD - Specific Development
Industrial	M1 - Light Industrial M2 - Heavy Industrial SD - Specific Development
Institutional	O - Open Space GC - Government Center
Open Space	O - Open Space

Source: Santa Ana Zoning Ordinance, as amended.

Other Implementing Tools and Plans

As indicated previously, a number of adopted plans will continue to be implemented over the “life” of this Land Use Element. These plans are summarized below, and described in further detail in this Appendix (Relationship to Other Plans and Elements).

- *Santa Ana Redevelopment Plan* - This plan, consisting of 694 acres was adopted in 1973 to revitalize the downtown area, improve traffic, re-establish businesses, and stimulate private investment.
- *North Harbor Boulevard Redevelopment Plan* - Adopted in 1982, the Plan covers 470 acres along Harbor Boulevard. A Specific Plan has been adopted for this area which outlines future development, as well as design standards for new development in the area and proposed infrastructure projects.
- *Inter-City Commuter Station Redevelopment Plan* - This plan, also adopted in 1982, focuses on 525 acres designed to provide for the development of a commuter rail station, and to promote supporting uses.
- *South Main Street Redevelopment Plan* - The plan covers 1,500 acres in one of the primary commercial districts of the City.
- *South Harbor Boulevard/Fairview Street Redevelopment Plan* - This 1,085 acre plan covers a key industrial area in the vicinity of Harbor Boulevard and Fairview Street.
- *Bristol Corridor Redevelopment Plan* - The plan, which encompasses 781 acres, promotes the redevelopment of the Bristol Street corridor of the City.
- *Enterprise Zone* - A 7,000 acre portion of the City of Santa Ana was designated by the State as a California Enterprise Zone in 1993. This designation provides businesses with State tax incentive programs designed to promote new business development, and growth or expansion of existing businesses for revitalization of the economy of the zone.

Implementation Programs

This section serves as a guide for the Land Use Element's implementation, and contains a listing of programs which will be effective in meeting this goal. The programs are arranged below in alphabetical order.

- *Uniform Code Review* - The City will periodically review, and attempt to modify the Uniform Housing Code to reflect safe occupancy standards.
- *Code Enforcement* - Code enforcement is an ongoing program designed to ensure that homes and businesses meet current zoning regulations, as well as safety standards. Structures and/or properties not in compliance with City codes and regulations must be upgraded to protect the safety and welfare of people living and/or working in the City. Code enforcement efforts will continue as applicable to maintain acceptable standards.
- *Environmental Review* - The City will continue to evaluate the environmental impacts of new development, and provide mitigation measures prior to development approval, as required by the California Environmental Quality Act (CEQA). Environmental review shall be provided for major projects, and those having the potential to adversely impact the environment. In compliance with CEQA, the City also assigns responsibilities for verifying the implementation of mitigation measures.
- *General Plan Annual Status Report* - Staff will conduct an annual review and develop a status report detailing the efforts completed to implement the Land Use Element.
- *Historic Review Process* - The City will implement a process for the review, and designation of historic structures. This process is intended to preserve architecturally significant buildings by encouraging their ongoing maintenance and rehabilitation.
- *Interagency Coordination* - Designated representatives from the City will meet with other responsible governmental agencies concerning issues related to planning and development in the City, as appropriate. The City's project review process is a component of its ongoing interagency coordination process.

- *Mitigation Fees* - The City assesses fees on new development to ensure that the public does not incur an undue financial burden in providing services to the project. The City annually evaluates reasonable and fair methods of assessing new development for the cost of providing any additional infrastructure required by the development.
- *Project Review* - The City will continue to implement its current project review procedures. The purpose of the project review process is to ensure that building design, architecture, and site layouts are compatible with surrounding development. This process includes coordination by the interagency Development Review Committee (PRC) to ensure consistent and comprehensive application of City regulations and policies for all projects.
- *Redevelopment Plans* - The City will apply redevelopment tools associated with the implementation of the adopted redevelopment plans, as appropriate. The City will encourage the further development of industrial, commercial, and residential projects in suitable locations to strengthen the City's tax and employment base.
- *Special Studies* - In certain instances, a special study may be required to address a particular issue. In these cases, a specific effort to identify staff resources needed to conduct the appropriate investigation and analysis will be identified.
- *Zoning Code Review* - The zoning code serves as a primary tool used by the City to regulate development. The City will develop a program to revise the Zoning Ordinance to ensure that development regulations and standards are consistent with community needs and high quality development. The City will initiate appropriate changes to the ordinance to ensure, where appropriate, conformity between the Land Use Element and Zoning Map.

Land Use Plan Build-out

As indicated previously, the City of Santa Ana has been almost completely developed for many years. As a result, any new development will necessarily consist of redevelopment and infill development on the remaining vacant and underutilized parcels. Many parcels with non-residential land use designations will never be developed to the maximum intensity permitted under the General Plan.



Table A-4 indicates the development possible under the build-out of the Land Use Plan. The build-out for residential land uses considered two scenarios. *Effective* build-out for residential development was calculated by adding the 3,330 units possible in the areas designated as District Center to the existing 74,918 units presently found in the City. *Theoretical* build-out for residential development considered the development possible if all of the areas designated as residential were developed according to the permitted Land Use Plan intensities. Since the Land Use Element does not contemplate the elimination of existing housing in the City, the effective build-out figure represents a more realistic estimate of future residential development.

As indicated in Table A-4, four of the non-residential land use designations have a range in FAR intensities. For the non-residential land use designations, effective build-out considered the development possible under the lower range of FAR intensities while theoretical build-out considered the upper FAR range. Typically, parking and landscaping requirements will result in significantly less floor area for commercial and industrial developments than that which is permitted under the General Plan.

As indicated in Table A-4, between 61,030 to 78,248 housing units are allowed by the Land Use Plan. The additional units which presently exist in the City beyond the maximum number permitted under the theoretical build-out scenario are a reflection of the higher density multiple-family developments constructed in the 1970's and 1980's. However, the purpose of the Land Use Plan as it applies to the residential areas is to preserve and maintain the stability of existing neighborhoods, regardless of the character of development. The intent of the Plan is not to create any displacement, nor decrease existing development densities. Rather, it is to ensure a safe, healthy, and livable environment for City residents. Existing residential development entitlements are protected through this Land Use Element, applicable Zoning regulations, and sections of the City code pertaining to legal nonconforming uses.

The Land Use Element's implementation may result in an increase in the amount of commercial, office, and industrial development in the City. As indicated in Table A-4 up to 43,538,220 square feet of commercial and office development, and 50,906,394 square feet of industrial development are possible under the effective capacity parameters of Land Use Plan.

Table A-4
Land Use Plan Build-out Capacities

Land Use	Areas	Intensity/ Density Standards	Effective Build out ¹	Theoretical Build-out
Residential				
Low Density Residential	6,499 ac.	7 d.u./ac.	--	45,493 d.u.
Low- Medium Density Residential	456 ac.	11 d.u./ac.	--	5,016 d.u.
Medium Density Residential	451 ac.	15 d.u./ac.	--	6,765 d.u.
Residential/Industrial ²	20 ac.	15 d.u./ac.	--	300 d.u.
District Center ³	<u>37 ac.</u>	90 d.u./ac.		<u>3,330 d.u.</u>
Total	7,463 ac.		78,248¹	60,904 d.u.
Commercial				
Professional and Administrative Office	467 ac.	FAR 0.5-1.0	10,171,260 s.f.	20,342,520 s.f.
General Commercial	1,212 ac.	FAR 0.5-1.0	26,397,360 s.f.	52,794,720 s.f.
District Center ^{3,4}	<u>329 ac.</u>	FAR 1.0-2.0	<u>7,165,620 s.f.</u>	<u>28,662,480 s.f.</u>
Total	2,008 ac.		43,734,240 s.f.	101,799,720 s.f.
Industrial				
Industrial	2,577 ac.	FAR 0.45	50,514,354 s.f.	50,514,354 s.f.
Residential/Industrial ²	<u>20 ac.</u>	FAR 0.45	<u>392,040 s.f.</u>	<u>392,040 s.f.</u>
Total	2,597 ac.		50,906,394 s.f.	50,906,394 s.f.
Other				
Institutional	798 ac.	FAR 0.2-0.5	6,952,176 s.f.	17,380,440 s.f.
Open Space	<u>877 ac.</u>	FAR 0.2	<u>7,640,424 s.f.</u>	<u>7,640,424 s.f.</u>
Total	1,675 ac.		14,592,600 s.f.	25,020,864 s.f.

Notes:

¹ Effective capacity for non-residential development assumes development possible under the lower range of FAR intensity standards. Residential effective capacity was calculated by adding the 3,330 units possible in the District Center with the existing 74,918 units.

² Land use designation permits both residential and industrial development. Build-out assumed 50 % of the land area will be developed as residential and 50 % as industrial.

³ Land use designation permits both residential and industrial development. Build-out assumes 90 % of land area will be developed as commercial and 10 % will be developed as residential.

FAR-floor area ratio, d.u.- dwelling units, s.f.- square feet (of floor area). Acreage shown in table does not include roads in rights-of-ways.

⁴ Effective capacity assumes FAR of 0.5.

Source: City of Santa Ana Master Environmental Assessment.



Land Use Characteristics

EXISTING CONDITIONS

The City of Santa Ana contains a variety of land uses, reflecting its maturity as a commercial, employment, and administrative center for Orange County. Since, the City has very limited vacant land available for development, most new projects consist primarily of infill development and redevelopment activities on properties which are currently improved. Because of the City's age, some properties are undergoing development for the second or third time.

The City has a total land area of 27.2 square miles or 17,408 acres. Total land use distribution is as follows: 10,216 acres (58.7%) is residential, 2,643 acres (15.2 %) is commercial (retail, office, and mixed use), 2,481 acres (14.3 %) is industrial, and 1,538 acres (8.8 %), contains public and institutional uses. The remaining 530 acres (3.0 %) is undeveloped and open space areas. The distribution of existing land uses within the City is summarized in Table A-5.

Table A-5
Existing Land Use

Land Use Category	Acres	Percent
Single-Family Residential	7,255	41.7%
Multiple-Family Residential	2,961	17.0%
Commercial	2,643	15.2%
Industrial	2,481	14.3%
Public/Institutional/Parks	1,538	8.8%
Vacant Agricultural	530	3.0%
Total	17,408	100.0%

Source: City of Santa Ana Land Use Plan. 1997

Demographic Characteristics

The City of Santa Ana is the largest in Orange County in terms of population with an estimated 1990 population of 293,742 persons. The City's current population is 306,961 persons according to the most recent 1997 California Department of Finance estimates. This represents an increase of 13,219 persons (or 4.5 %) since the 1990 Census was completed.

The City's population has nearly doubled since 1970, . According to the 1970 U. S. Census, 155,710 persons lived in the City. By 1980, the population increased by 48,003 (31 %) to a total of 203,713 persons. The greatest

period of growth was in the 1980's when the population increased by 90,029 persons. According to County estimates, the City of Santa Ana is projected to grow to 350,000 persons by the year 2020, if historic trends continue. Since 1990, the City's housing inventory has decreased by 38 units while the population grew by 4.5 percent. Table A-6 provides historic population growth trends for the City from 1950 to the present.

Table A-6
Population Growth in the City

Year	Population	Percentage of Increase	Increase in Population
1950	45,533	--	--
1960	100,350	120 %	54,817
1970	155,710	55 %	55,360
1980	203,713	31 %	48,003
1990	293,742	44 %	90,029
1997	306,961	4.5%	13,219

Source: Santa Ana CHAS, 1994; DOF, 1997.

In addition to being the largest city in Orange County, Santa Ana now ranks 9th in California and 52nd in the nation. The population of the City of Santa Ana represents the largest percentage of the County's total population, or approximately 11 percent.

Population growth in the City since 1990 absent a corresponding increase in housing units has led to a significant increase in the average household size. The 1997 average household size in the City in 1997 is 4.2 persons per household. This compares to 3.0 persons per household for the County as a whole. According to the State Department of Finance, Santa Ana had the highest average household size in the County in 1997.

Based on the 1990 Census, the City's population is relatively young, with 89,502 persons (30.5 %) under 18 years old. This is a greater percentage of children than is the case for the County (which is 24.4 percent). This condition is to be expected given the rate of natural population increase and the high birth rate experienced within the City during the 1980's. Also, 16,522 persons (5.6 %) are over 65 years old. More than 65 percent or 191,383 residents are of Hispanic origin, with only 23 percent Caucasian, 9 percent Asian, 2 percent Black, and 1 percent of American Indians or other races.

The percentage of Hispanic residents is three times greater than the overall County average (23.4%). The County's total population is approximately 70 percent white and 20 percent Hispanic. Race and ethnicity statistics are shown in Table A-7.

Table A-7
Santa Ana Population
Race and Ethnicity-1990

Race/Ethnicity	Persons	Percent
White	67,897	23.1%
Hispanic	191,383	65.2%
Black	6,454	2.2%
American Indian, Eskimo, and Aleutian Islander	720	0.2%
Asian and Pacific Islander	26,867	9.2%
Other	421	0.1%
Total	293,742	100.0%

Source: US Census, 1990.

Housing Characteristics

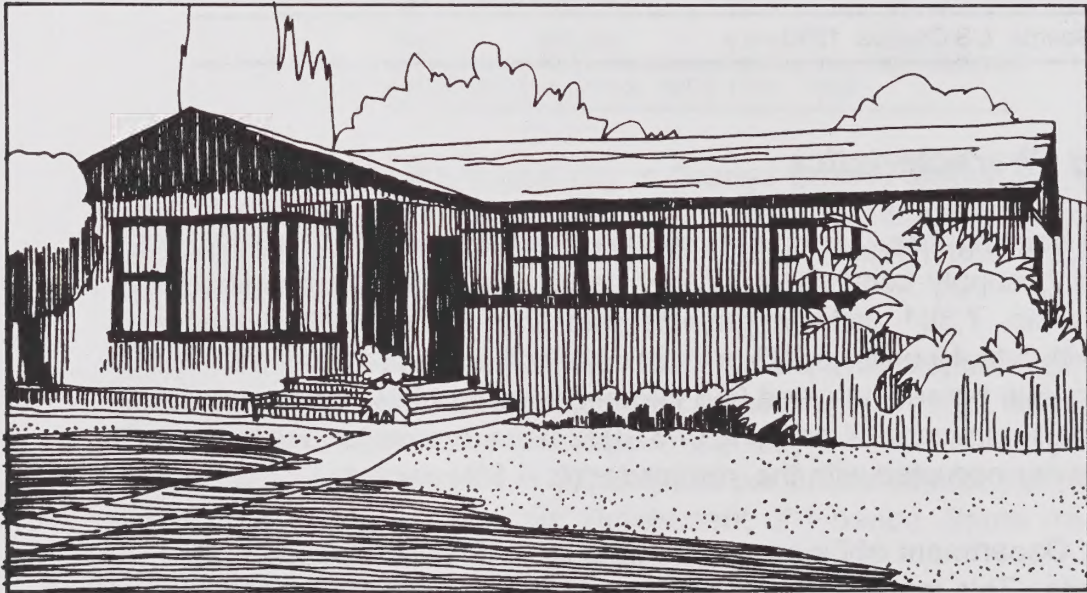
The 1990 housing stock of the City of Santa Ana consisted of 74,973 units. The housing supply consists of 32,978 single family detached units, 6,075 attached units, 7,301 units in projects with 2 to 4 units, 17,998 units in projects with 5 to 49 units, 5,837 units in developments with 50 or more units, 3,829 in mobile home units, and 955 in other dwelling units. According to the 1990 Census, almost 49.4 percent, or 37,032 units, are renter-occupied, 46.1 percent owner-occupied with the remainder (or 4.5%) vacant.

The State Department of Finance estimates the City's 1997 housing stock at 74,918 units. This represents a decrease of 55 units from 1990. The current housing inventory includes 32,982 detached single-family units, 6,169 attached single-family units, 7,108 units in 2 to 4 unit projects, 24,829 units in projects with 5 units or more, and 3,830 mobile homes. The current vacancy rate which took place is estimated at 4.5 percent. Table A-8 summarizes the change in housing unit characteristics between 1990 and 1997.

Table A-8
Housing Unit Characteristics

Unit Type	1990 ¹		1997 ²		Change	
	#	%	#	%	#	%
Single-family, detached	32,978	44.0	32,982	44.0	3	0.1
Single-family, attached	6,075	8.1	6,169	8.2	94	1.6
2-4 units	7,301	9.7	7,108	9.5	-193	-2.6
5 or more units	23,835	31.8	23,874	31.9	39	0.2
Mobile homes	3,829	5.1	3,830	5.1	1	0.1
Other	955	1.3	955	1.3	0	0.0
Total	74,973	100.0	74,918	100.0	-55	-0.1

Source: 1 - US Census, 1990; 2 - DOF, January 1997.



Geological Constraints

LAND USE CONSTRAINTS

Soil conditions within the City are a direct result of stream and wind deposition. A soil survey by the U.S. Department of Agriculture, Soil Conservation Service shows that there are a wide variety of soils existing in the City, some of which may present constraints to future development.

In addition to soil constraints, numerous geological faults have been mapped within the Southern California region, many of which are located within 50 miles of the City. However, no known major fault traces are located in the City and Santa Ana is not included in an *Alquist-Priolo Earthquake Fault Zone*. The most significant issues warranting consideration include the following:

- *Expansive Soils* - Highly expansive soils require compaction prior to development to reduce the amount of swelling when wet. A high soil expansion hazard is present in Omni and Thapto soils which are found in the south central section of the City, south of Segerstrom Avenue between Susan Street and the Costa Mesa Freeway.
- *Erosion* - An erosion hazard is associated mainly with soils along the Santa Ana River and Santiago Creek. Since the Santa Ana River is channelized, erosion hazards remain only on Santiago Creek.
- *Surface Rupture* - Surface rupture refers to the tearing and/or displacement of the earth along a fault trace that has experienced an earthquake. No known or suspected faults are located within the City. As a result, the potential for surface rupture is considered to be low.
- *Ground Motion* - The intensity of ground shaking at a given location depends primarily on an earthquake's magnitude, distance from the source (epicenter), fault characteristics, and the characteristics of soils, and geology of the impacted area. Most emergency preparedness planners and geological scientists expect a major damaging earthquake within the next 20 years. The greatest potential for earthquake damage is expected to come from a large earthquake along the Newport-Inglewood fault. A Magnitude 7 earthquake on the fault would be expected to cause significant damage regionally.
- *Liquefaction* - The City of Santa Ana is located in an area with relatively high groundwater. In the event of a major earthquake, liquefaction within the City is generally not considered to be a hazard if the water table is deeper than 50 feet, except for areas along drainage

channels with shallow groundwater. There are some areas in the City with groundwater depths of less than 50 feet. The south-central portions of the City (shown in Exhibit A-7), and those areas along the Santa Ana River contain soils which are susceptible to liquefaction.

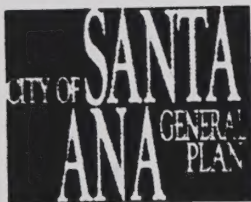
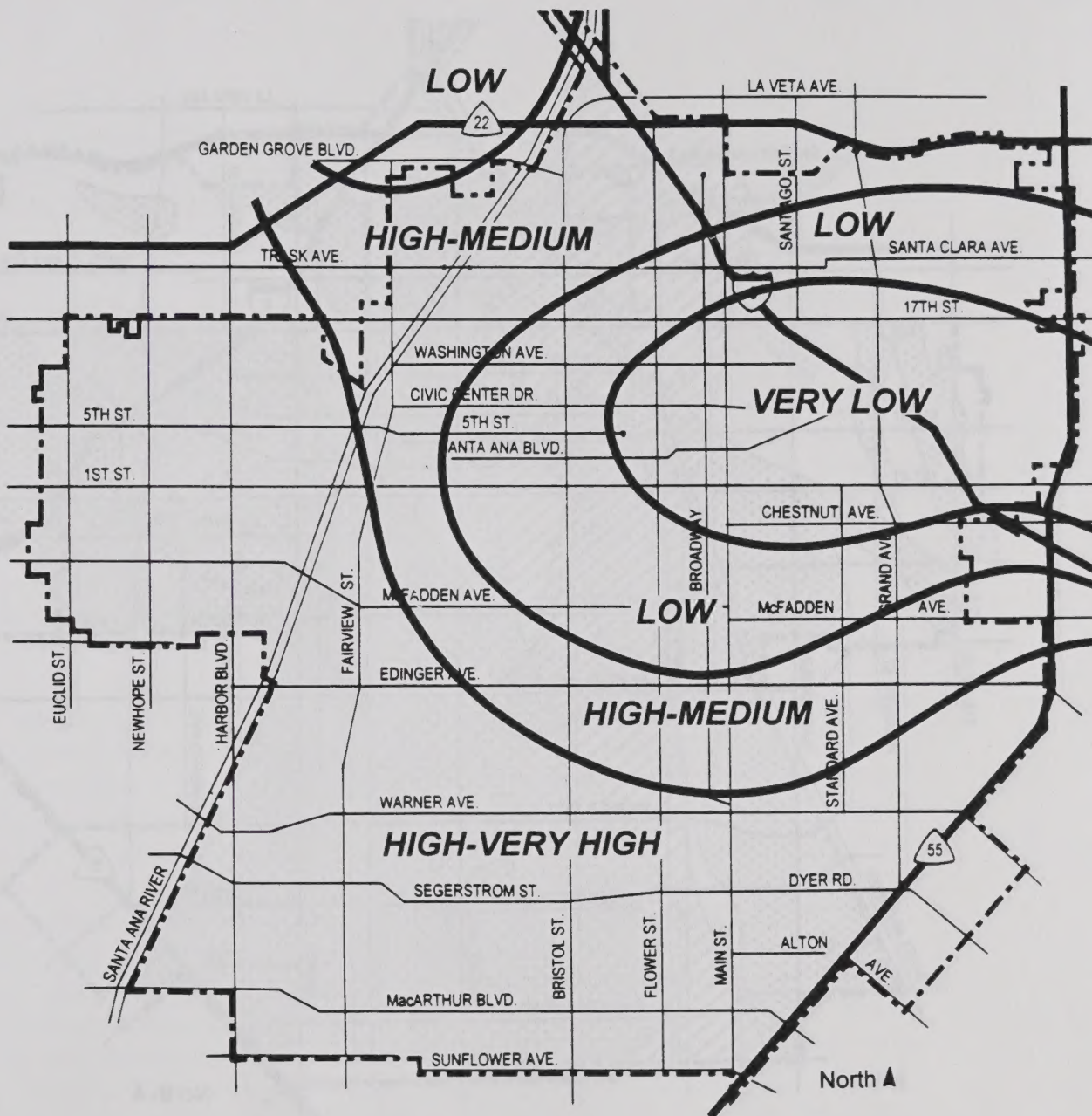
- *Soil Subsidence and Settling* - Soils in portions of the City along the Santa Ana River may be subject to settling since most of these areas contain unconsolidated and recent alluvium. Subsidence and swelling, and ground settlement are generally due to the withdrawal of fluids from the earth such as oil or water. Groundwater pumping may also lead to land subsidence. Subsidence hazards in Santa Ana are shown in Exhibit A-8.

Flood Hazards

The Santa Ana River is the major drainage channel flowing through the City and many of the major storm drains in the City, are (directly or indirectly) connected to it. The Santa Ana River is slated to undergo substantial modification, and will be fully lined where it passes through the City upon project completion. Major segments of the Santa Ana River have been modified with high earthen levees to minimize flood damage to the surrounding area.

Santiago Creek is the main tributary to the Santa Ana River. The creek joins the Santa Ana River just south of Garden Grove Boulevard. Areas of the City located within 100 and 500 year flood plains are identified in Exhibit A-9.

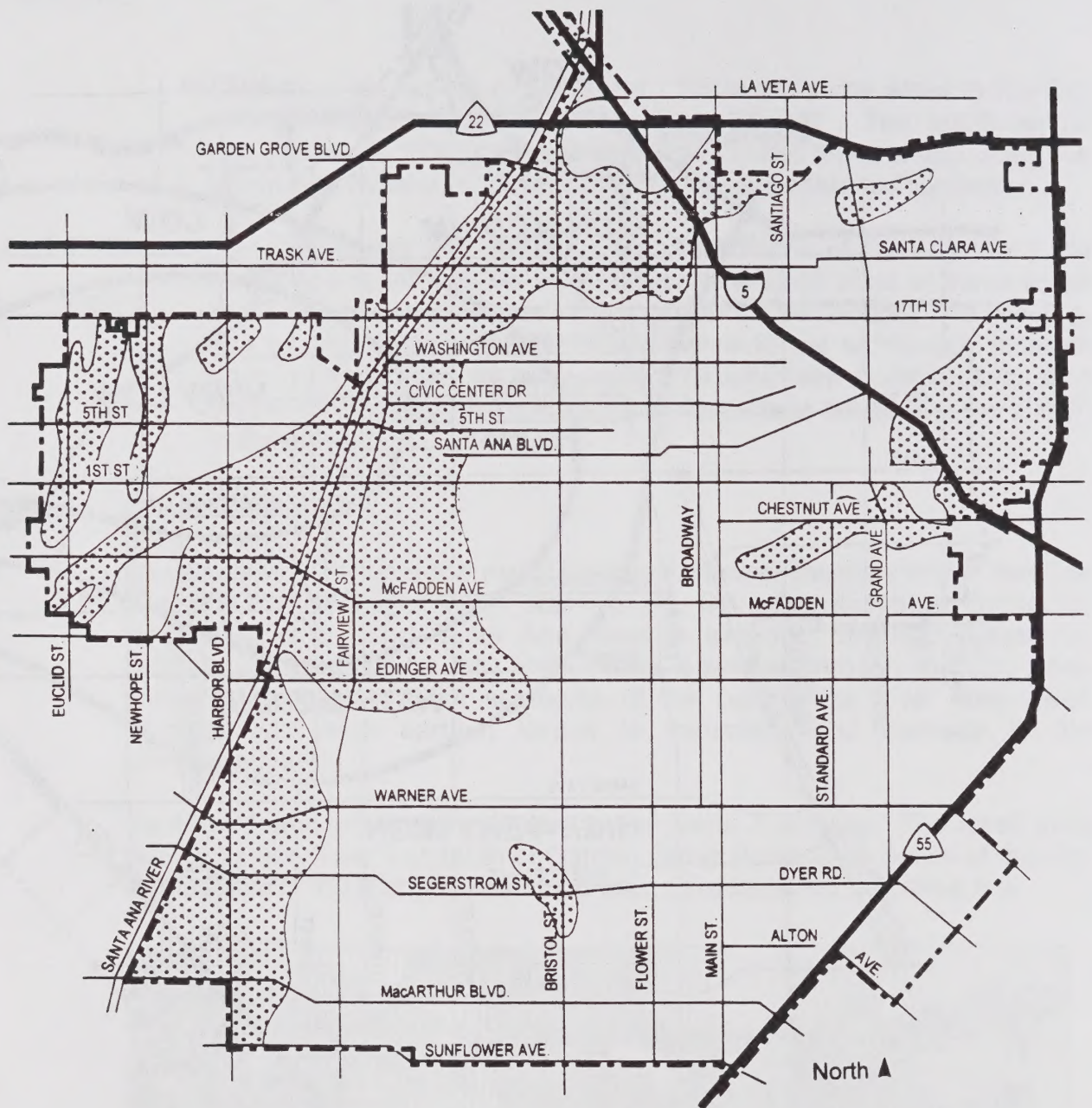




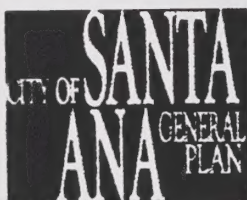
Land Use Element

Liquefaction

Exhibit A-7



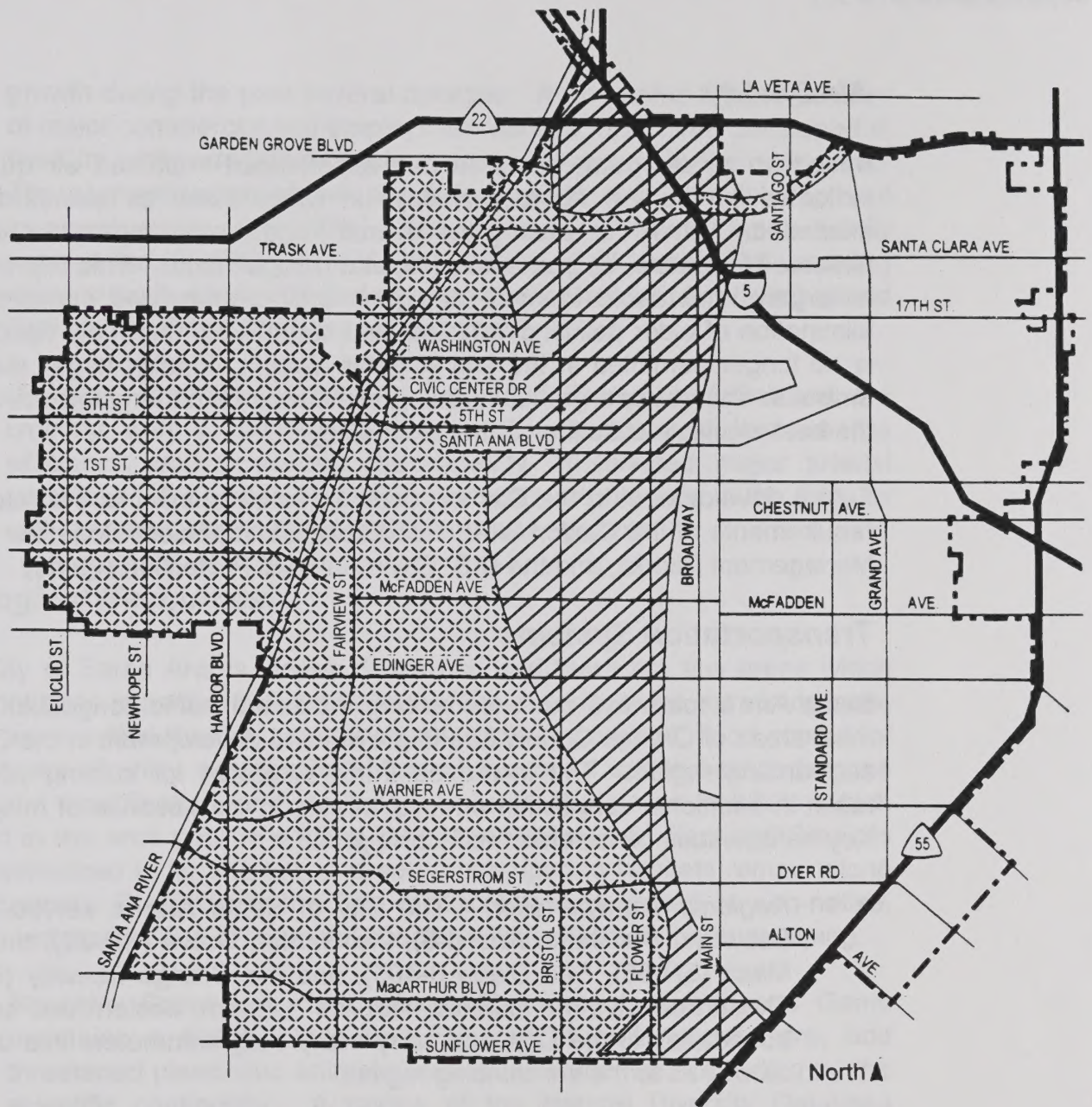
 Areas of Potential Subsidence



Subsidence

Land Use Element

Exhibit A-8



-  100 Year Flood Zone
-  500 Year Flood Zone



Land Use Element

Flood Hazards

Exhibit A-9

Air Quality

Based on recent data, the area has experienced improved air quality as indicated by the low number of days in which clean air standards were exceeded. When considering the overall trend, some improvements were observed for ozone, carbon monoxide, and nitrogen oxide. This improvement is largely attributable to more stringent vehicle emissions standards, the elimination of older polluting vehicles, and cleaner burning fuels (leaded fuel is no longer permitted in the Los Angeles Basin). Finally, larger stationary emission sources are gradually being eliminated or undergoing retrofit with the best available pollution control technology.

Future development in the City will continue to be subject to the "clean air" requirements of the California Air Resources Board, South Coast Air Quality Management District, and the U.S. Environmental Protection Agency.

Transportation Systems

Santa Ana's roadways are experiencing increased traffic congestion as are most areas of Orange County due to growth and development in the City and surrounding region. The increased traffic projected for coming years will result in additional congestion on local streets in the absence of mitigation. Key traffic issues considered the following:

- *Regional Transportation* - The City of Santa Ana is served by five freeways: the Santa Ana (I-5), the Garden Grove (SR-22), the Costa Mesa (SR-55), San Diego (I-405), and the Orange freeway (SR-57). These freeways are situated near the northern, eastern and southern boundaries of the City, and carry many daily commuters into the City, as well as to the surrounding region.
- *Local Roadways* - Local roadways in the City generally form a grid pattern in north-south and east-west directions. Major streets are within one half-mile or one-mile intervals, and interrupted mainly by the freeways and the Santa Ana River. Key circulation and transportation issues include the following:
- *Projected Traffic* - The year 2010 traffic volume projections for year 2010 for area roadways are based on the CSF-CDR housing, population, and employment projections. These projections indicate that the subregion's housing units will increase by 23 percent by the year 2010 creating a corresponding increase in vehicular traffic.
- *Increased Traffic* - The City has experienced significant population

growth during the past several decades. At the same time, a number of major commercial and employment centers have been developed in the City while additional development is envisioned in the near term. The preponderance of this population growth and new development occurred years after the City's roadway network was initially constructed. Because of the nature and extent of existing development, there are limited opportunities to expand, or otherwise improve the City's basic roadway system.

- *Roadway Improvements* - The County of Orange and Caltrans are working with a number of Orange County cities to improve the efficiency, and/or expand the capacity of selected major arterial roadways. A number of widening projects are planned in the City, as well as realignments of selected roadway segments.

Ecological Resources

The City of Santa Ana is largely developed and there are few areas which have not been impacted by urbanization. The majority of the remaining open space areas within the City have been set aside for parkland, flood control, or other types of utility easements. Most of this open space has undergone significant modification and no longer reflects the native habitats which existed in the area prior to original European settlement. Santiago Creek is not channelized in its entirety, and some non-riparian habitats remain along this channel. Plant life in the City of Santa Ana is limited to non-native, introduced, exotic, and ornamental species which are used for landscaping.

- *Sensitive Species* - The California Department of Fish and Game maintains a listing (State and Federal) of endangered, rare, and threatened plants and animals, plus those which warrant listing by the scientific community. A review of the Natural Diversity Database indicated that sensitive species are limited to a possible occurrence of the San Diego Horned Lizard which is apparently found throughout the region but is restricted in range. The San Diego Horned Lizard was last sighted in 1922 in the northern section of Santa Ana, and is still presumed to be in existence today.
- *Potential Habitat Impacts* - The Natural Diversity Database identifies the San Diego horned lizard as an endangered species candidate. It was last seen in 1922 in the northern part of Santa Ana. The U.S. Fish and Wildlife Service recommends early consultation with their office for development projects which are likely to impact any of the listed species, in order to avoid or reduce impacts to such species and to

resolve potential conflicts early in the development process.

- *Wetland Habitats* - The Santa Ana River is channelized and no longer contains wetland habitat. No natural blue line streams are identified in the area according to topographic maps published by the U.S. Geological Survey.
- *Locally Significant Species*. The official City flower is the hibiscus, and the official tree is the Jacaranda, which can be found along a number of roadway medians and parkways throughout the City.

Energy and Mineral Resources

At present, there are no mineral extraction activities in the City. Regionally significant resources are found farther north of the City, along the Santa Ana River within the cities of Orange and Anaheim. As an almost fully developed City, Santa Ana has an established electrical and natural gas distribution system in place.

- *Significant Mineral Aggregate Resource Areas (SMARA) Designations* - The Santiago Creek also provides aggregate resources in areas north of the City of Santa Ana. However, there are no SMARA areas designated within the City.
- *Mineral Extraction Activities* - While oil fields and drilling operations abound in Newport Beach and Huntington Beach, the City of Santa Ana is not known to lie above an oil or gas field.
- *Natural Gas* - The Southern California Gas Company (SCG) serves the entire region. An established network of gas supply and distribution lines provides natural gas service to most urban developments in the area. The Southern California Gas Company has stated that they will be able to service new development in Santa Ana without the need for expansion of existing facilities, except for properties which are currently within the pipeline network.
- *Electrical Energy* - Electrical service to the City is provided by Southern California Edison (SCE). SCE operates a comprehensive system of power generating transmission facilities. Utility easements and lines are located throughout the City providing electrical service to every parcel of land in the City. Underground utility districts have been established along most major streets under Southern California Edison's Rule 20-A. The under-grounding of overhead lines is an ongoing process in the City.

- **Energy Conservation** - Compliance with Title 25 of the California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new development. SCE also offers public information and technical assistance to developers and homeowners regarding energy conservation measures and programs.

Man-Made Risk

Land uses which handle hazardous materials are found throughout the City of Santa Ana. These uses are generally located on industrial land and on some large commercial sites which use or sell hazardous materials. Hazardous materials are utilized, generated, or stored by commercial land uses such as gas stations, dry cleaners, pest control services, photography shops, and other uses which store chemicals and hazardous materials on-site. Issues requiring consideration include the following:

- **Cerclis Sites** - The City of Santa Ana Fire Department, Regional Water Quality Control Board, the State Office of Planning and Research, and the U.S. Environmental Protection Agency maintain a listing of sites which use, store, or manufacture hazardous materials, or sites which have experienced contamination in the past. The list indicates sites which candidates for *Superfund* financial assistance.
- **Fire Hazards** - The City of Santa Ana is largely developed, and does not have any major areas containing flammable brush, grass or trees. Urban fire hazards may be expected in the City, such as those created by heavy industrial land uses, older structures which do not conform to current fire safety standards, human carelessness or accidents, the presence of hazardous materials, and arson.
- **Aircraft** - The John Wayne/Orange County Airport is located approximately one mile southwest of Santa Ana. The Tustin Marine Corps Air Station is located immediately to the east of the City on Redhill Avenue and Barranca Parkway. This facility is slated for base closure in the near future. The City of Tustin and the U.S. Department of Defense are currently involved in developing reuse plans for the facility. Tall structures may have the potential to create an obstruction to air navigation if they are at least 500 feet high. Obstructions may also occur if structures are 200 feet or higher than the ground elevation of the runway (or on site, whichever is greater) and within 3 miles of the airport, 300 feet or higher at 4 miles, 400 feet or higher at

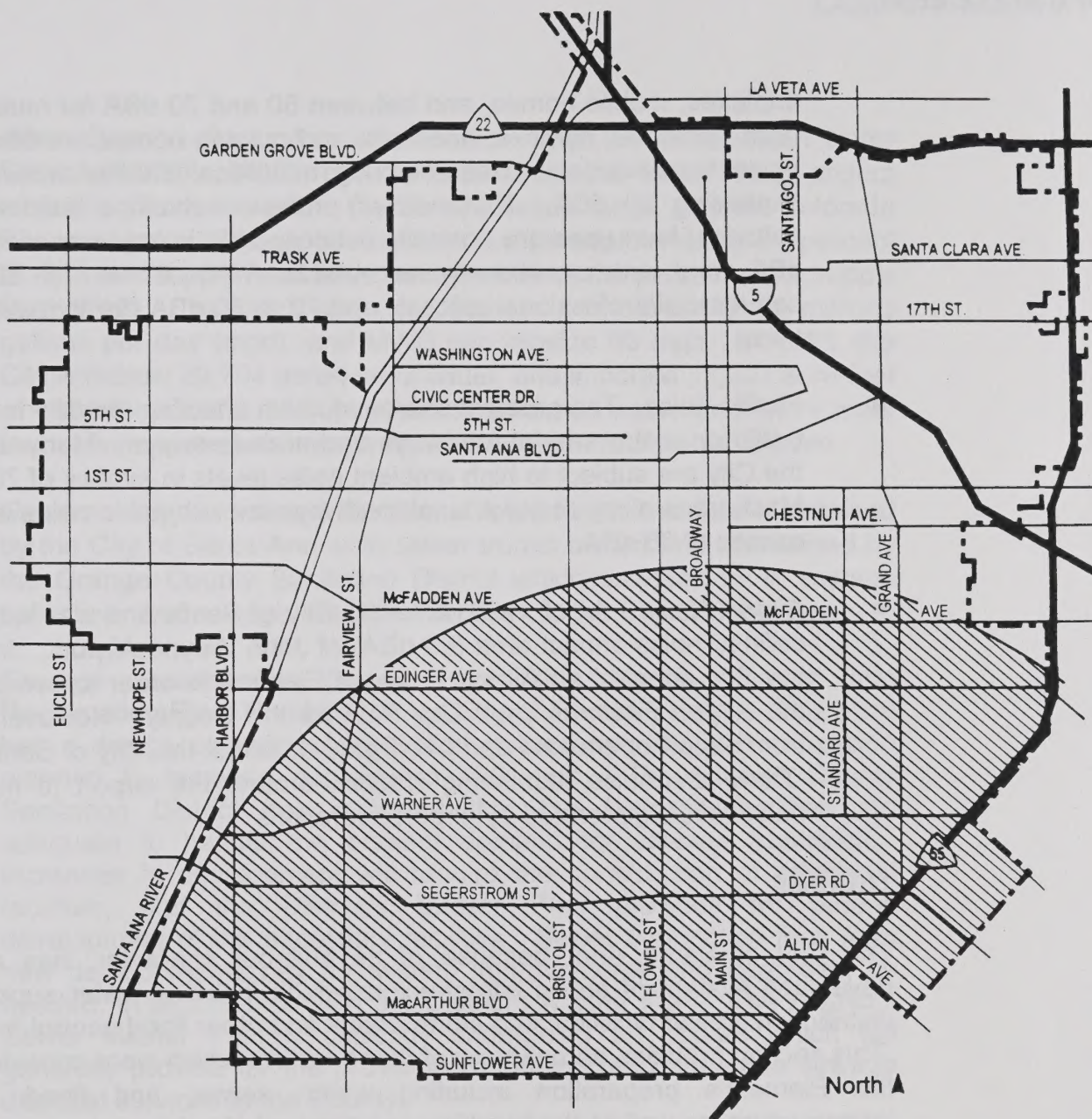
5 miles, 500 feet or higher at 6 miles or more. The Federal Aviation Administration is required to review projects near the airport for potential hazards or obstructions to operations at John Wayne Airport.

Exhibit A-10 shows the area of the City where new development will be required to undergo Federal Aviation Agency review prior to development approval.

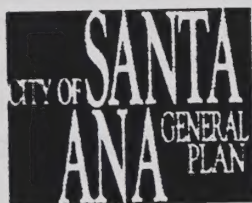
Noise Exposure

Persons living, working, or otherwise visiting the City are subject to noise from a variety of sources. While traffic noise from major roadways and freeways within the area are the greatest contributor of noise, stationary sources produce a significant share. Noise is an important consideration in formulating the Land Use Plan, in that the Plan must consider land use compatibility in order to ensure that activities generating high noise levels are not located in areas where noise sensitive land uses are found.

- **City's Noise Control Ordinance** - The Santa Ana Noise Ordinance establishes standards for maximum noise levels within residential areas of the City. The exterior noise level standard is 55 dBA from 7 AM to 10 PM, and 50 decibels (dBA) from 10 PM to 7 AM. The interior noise level standard is 55 dBA from 7 AM to 10 PM, and 45 dBA from 10 PM to 7 AM. Standards for impact noise, simple tone noise, speech, music, and any other combination are 5 dBA lower than the above standards, and noise levels exceeding these standards are limited to relatively shorter periods of time.
- **Building Insulation Standards**- The California Administrative Code, Title 24, Building Standards, Chapter 2.35 outlines noise insulation performance standards in order to protect persons within new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings. This section of the Government Code requires an interior noise level of 45 dBA or less for residential projects.
- **Noise Land Use Compatibility** - The State Office of Noise Control has prepared "Guidelines for the Preparation and Content of Noise Elements of the General Plans." This publication provides a guide for gauging the compatibility of noise sensitive land uses in areas subject to noise levels of 55 to 80 dBA. Residential uses are normally unacceptable in areas exceeding 70 dBA, and conditionally acceptable between 55 and 70 dBA for low-density single family dwelling units,



 FAA Notification Area



FAA Notification Area Review

Land Use Element

Exhibit A-10

duplexes, mobile homes, and between 60 and 70 dBA for multi-family units. Schools, libraries, hospitals, and nursing homes are treated as noise sensitive land uses requiring acoustical studies within areas exceeding 60 dBA. Commercial/ professional office buildings and industrial land uses are normally unacceptable in areas exceeding 75 dBA, and are conditionally acceptable within 67 to 78 dBA (for commercial/professional offices), and 70 to 80 dBA (for industrial land uses).

- *Traffic Noise* - The greatest source of noise affecting the City is vehicle traffic on major arterial roadways and area freeways. Many areas of the City are subject to high ambient noise levels in excess of 70 dBA. Most areas along major arterial roadways are subject to noise levels in excess of 65 dBA.
- *Airport Noise* - As of 1996, area the City of Santa Ana was within the defined noise impact area (65 dBA) of John Wayne Airport. In 1987, the City adopted an Airport Environs Element in order to comply with the Airport Environs Land Use Plan for the County. However, noise from airport operations and overflights do affect the City of Santa Ana. There are noise monitoring stations around the airport to measure noise levels generated by airport operations.

Utilities

The City of Santa Ana, because of its built-out character, has a well-developed system of public infrastructure which includes water supply and distribution, sewer facilities, and storm drains and other flood control facilities. This section provides an overview of those factors which were considered in the Element's preparation including water, sewer, and flood control infrastructure, as well as the handling and disposal of solid waste.

- *Water Service Purveyors* -Domestic water services in Santa Ana are primarily provided by the City of Santa Ana Public Works Agency. There are two small mutual water companies which serve a minor portion of the City through groundwater wells. The Santa Ana Water Department delivers an average of 43 million gallons of water daily to some 48,000 customers. This service is provided through 17 groundwater wells, 444 miles of water mains, and 8 storage tanks or reservoirs with a combined capacity of 45 million gallons. Wells in the Santa Ana area withdraw water from between 600 to 2,700 feet below ground level.

- *Water Supply* - Santa Ana is a member city of the Metropolitan Water District (MWD). MWD receives water from the State Water project emanating from sources in the Sierra Nevada range, and the Colorado River via Lake Havasu. Santa Ana pumps approximately 70 percent of its water supply from wells, and purchases 30 percent of its supply from MWD. The City's wells can provide a maximum of 71 millions gallons per day (mgd), and MWD can provide 65 mgd. In 1993, the City withdrew 29,704 acre-feet of water, and imported 11,007 acre-feet of water from MWD; 13.8 acre-feet of reclaimed water, and 4,614 acre-feet of water pumped through the In-Lieu Replenishment Program.
- *Sewers* - Approximately 500 miles of local sewer lines are maintained by the City of Santa Ana, with sewer trunks owned and maintained by the Orange County Sanitation District which provides trunk sewage collection, and sewage treatment services to the City of Santa Ana.
- *Sewage Treatment* - Sewage from the City is diverted into Reclamation Plant Number 1 in the City of Fountain Valley. This plant has a design capacity of 60 million gallons per day with expansion planned to increase capacity to 120 mgd. The Orange County Sanitation District has indicated that the District's facilities are adequate to handle the present demand for sewage treatment. Increases in development will require the construction of additional facilities, and the District's Master Plan provides for orderly development of the necessary facilities. Sewer connection fees from new developments pay for system improvements and upgrades, as needed, in accordance with the District's Master Plan. The District's Sewer Master Plan is currently undergoing an update which will generally provide for the provision of efficient and adequate sewage disposal services to the County.
- *Water Reclamation* - The Orange County Sanitation District's Green Acres Project allows for the reuse of reclaimed wastewater for industrial and landscape irrigation uses. Approximately 980 acre-feet of recycled water is currently used for irrigation in Fountain Valley, Santa Ana and Costa Mesa. As much as 7,500 acre-feet of wastewater is planned for treatment and reuse, and will extend this service to the cities of Newport Beach and Huntington Beach.
- *Solid Waste Collection* - Great Western Reclamation is the exclusive solid waste hauler in the City of Santa Ana. The company has approximately 40,600 residential customers and 5,500 commercial, industrial and other customers, as of June 1997. Solid waste is

brought by truck to the Sunset Environmental Service Transfer Station in Irvine and the CVT Transfer Station in Anaheim. Residual wastes are trucked to the Frank Bowman Brea Olinda/Alpha-Olinda Landfills.

- *Waste Reduction* - In 1995, the City generated approximately 293,117 tons of solid wastes. Some 55,941 tons of these wastes were recycled for a diversion rate of approximately 19%. This diversion was mainly due to the use of a materials recovery facility for all wastes. A curbside recycling program was started in 1996 and is expected to increase waste diversion. The City of Santa Ana has adopted a Source Reduction and Recycling Element (SRRE) in 1992 which outlines the City's commitment to a 25 percent solid waste reduction by 1995 and a 50 percent reduction by 2000. The plan calls for recycling, composting, special waste disposal, and education and public information programs.

Cultural Resources

Cultural Resources include both archaeological resources for which the City has a great potential, since the Santa Ana River flows directly through it. Most prehistoric settlements were located near sources of water. The original town of Santa Ana was founded in 1869 by William Spurgeon as an agricultural area of citrus and walnut groves, with the town center consisting of a shopping area and post office. By 1889, Santa Ana was the County Seat with development occurring at a rapid pace. By the turn of the century, the City was the governmental and financial center of Orange County.

- *Archaeological Resources* - An archaeological record search at the UCLA Institute of Archaeology indicated there is one recorded prehistoric site in the City. The site, near Santiago Creek in the northwest section of the City, contained grinding stones, and was disturbed by the development of a residential subdivision in 1965. An additional six prehistoric sites are located within one mile of City boundaries.
- *Historic Sites* - Eighteen *post contact* (following European contact) archaeological sites have also been identified in the area. Two sites are within the downtown area of the City. One site contained a large 19th Century cistern, refuse pits, and sub-surface architectural features. Occupation of the site was dated to around the 1870's. The second site contains numerous refuse pits and architectural features. Occupation was also estimated to be in the 1870's, and assumed to be part of the first site.

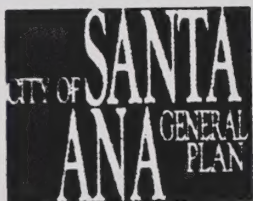
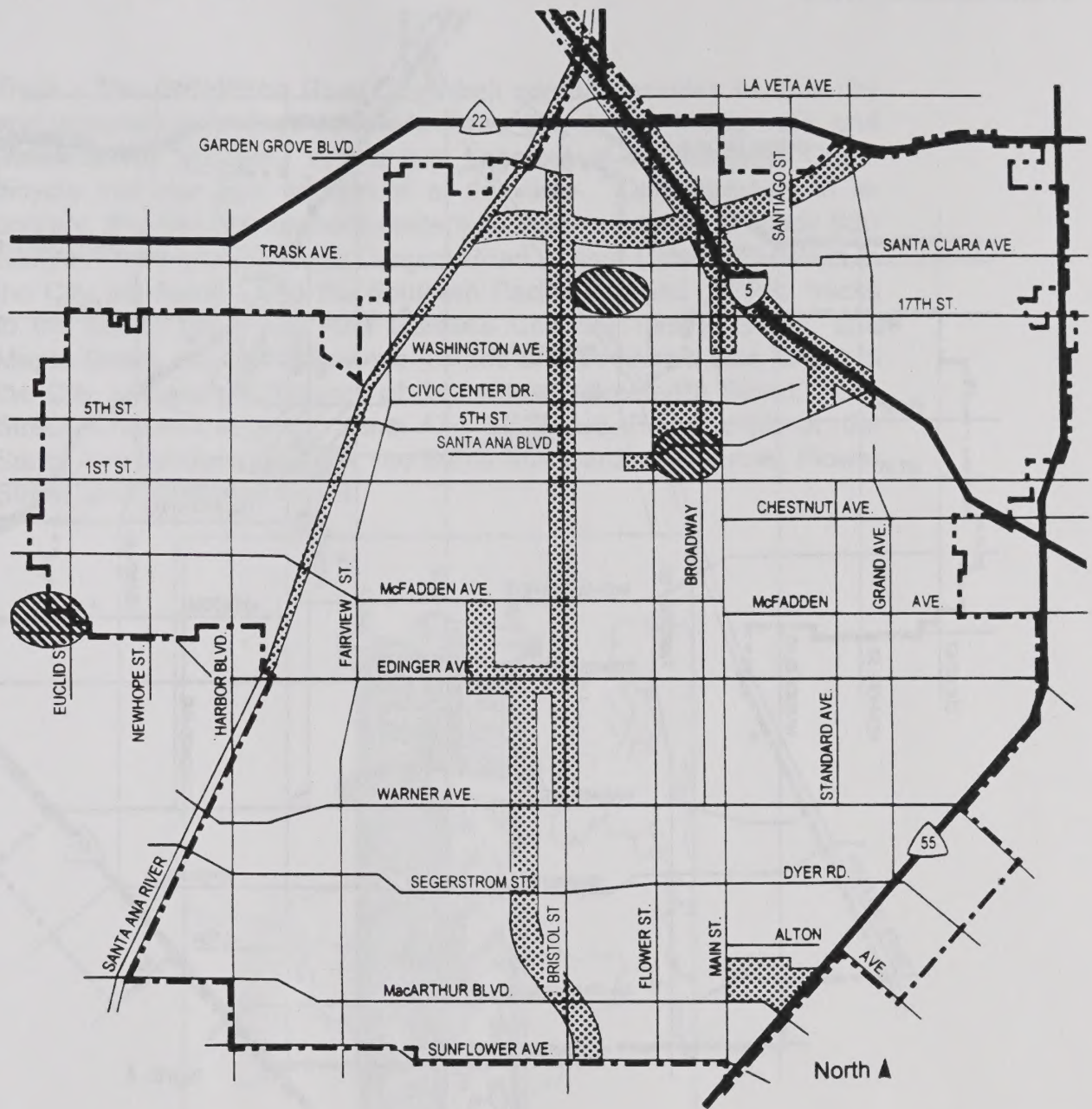
- *Cultural Resource Management* -The UCLA Archaeological Information Center recommends that future development located adjacent to areas where archaeological resources have been found be reviewed by the South Central Coastal Information Center in order to identify sensitive areas. The assessment may include a records search, a physical walk-over, and test excavations. Potentially sensitive areas are indicated in Exhibit A-11.
- *National Register Sites* - There are a number of sites in the City which are considered to be National and State historic resources. These sites are shown in Exhibit A-12. Aside from the sites listed in the National Register of Historic Places, the City has developed a list of culturally significant sites which have been included in the *Santa Ana Register of Historic Properties*. The California State Historic Resources Inventory also includes some 1,500 structures and sites in the City. Significant resources are specifically identified in the Land Use Element EIR.
- *Historic Districts* - There are a number of historic districts in the City. Aside from Downtown, French Park and Henninger Park , other historic areas of the City include North Broadway, Floral Park, North Central, Northeast and Wilshire Square neighborhoods.
- *Locally Designated Sites* - The City has recently completed a survey of historical properties (constructed prior to 1940) by neighborhood. Approximately 1,340 structures were identified as having potential historic significance which must be evaluated prior to demolition or alteration. Revised standards for historic structures are expected to be developed in the future. The City has formed a Historic Resources Review Committee to develop a new historical preservation ordinance in response to under-utilization of the present ordinance, as well as continuing occurrences of historic structure demolition.

Open Space and Recreation

The Open Space land use designation covers a variety of public and private land uses including, but not limited to, parkland, golf courses, cemeteries, railroad rights-of-way, riverbeds and creek beds. The common theme among these properties is that they contain little or no development and provide opportunities for the active or passive enjoyment of an open space. Open spaces are further discussed in the Open Space and Recreation Element.

The City has 38 parks and recreation facilities, and operates playgrounds at several school sites. The City parks cover approximately 358 acres. The City also maintains three senior citizen centers and two community service centers. Key issues considered in the formulation of this Land Use Element include the following:

- *Open Space Standards* - The City's current standard for parkland is 2.0 acres per 1,000 residents. This standard is relatively conservative. By comparison, the National Parks and Recreation Association recommends a standard of between 2.5 to 5.0 acres of parkland for every 1,000 residents. The parkland to population ratio is currently at 1.2 acres per thousand population. In 1980, the parkland ratio was 1.7 acres per thousand population, but with substantial increases of the City's population during the 1980's, new parks have not been developed at a rate sufficient to maintain or increase the City's parkland ratio.
- *Open Space Need* - Based on the City's current 1997 population of 306,916 residents (State of California Department of Finance), a total 613 acres of parkland would be required to meet the 2 acre per 1,000 residents standard. The City currently has 359 acres of parkland.
- *Park Utilization* - Park use is very heavy during the late afternoon and early evening hours throughout most of the week particularly during the summer months. Because of the heavy use and the lack of funds available for capital improvements and routine maintenance, there is presently a need to replace and improve equipment at all existing parks, especially children's playground equipment. The City has a park acquisition development fund which is utilized for new park development.
- *Joint Use* - Regional parks near the City of Santa Ana which may be utilized by residents include the Mile Square Regional Park in Fountain Valley and Fairview Regional Park in Costa Mesa. Mile Square Regional Park is located on a 640-acre site near the southwest boundary of the City. The Fairview Regional Park is located southwest of Santa Ana, and includes 210 acres of park land. In addition, the City of Santa Ana and the school districts have joint use agreements for school play fields and parks. Also, Newport Beach which has excellent public access and facilities is less than 20 minutes from Santa Ana.

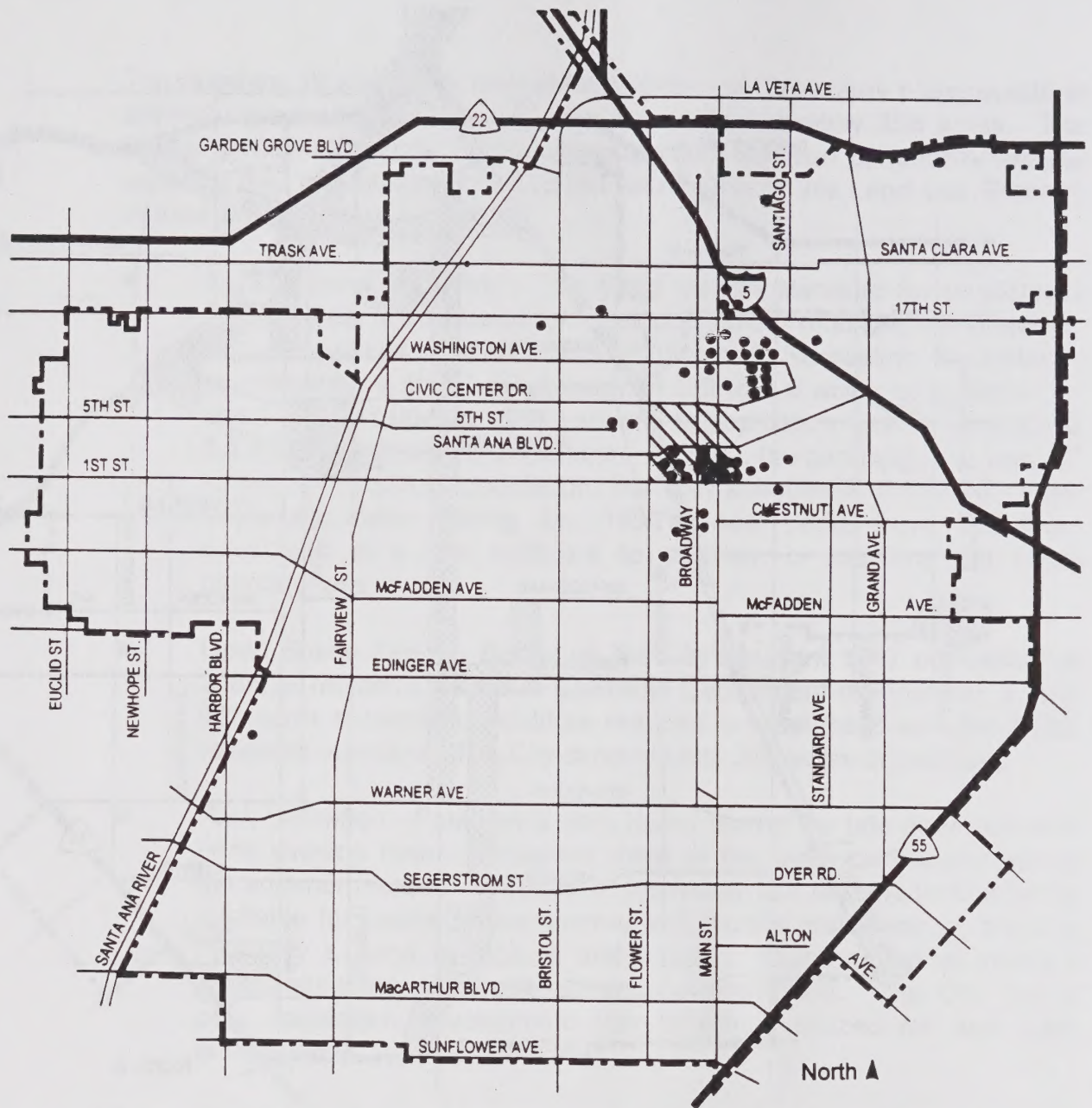


-  Survey Sites
-  Archaeological Sites

Archaeological Sensitivity

Land Use Element

Exhibit A-11



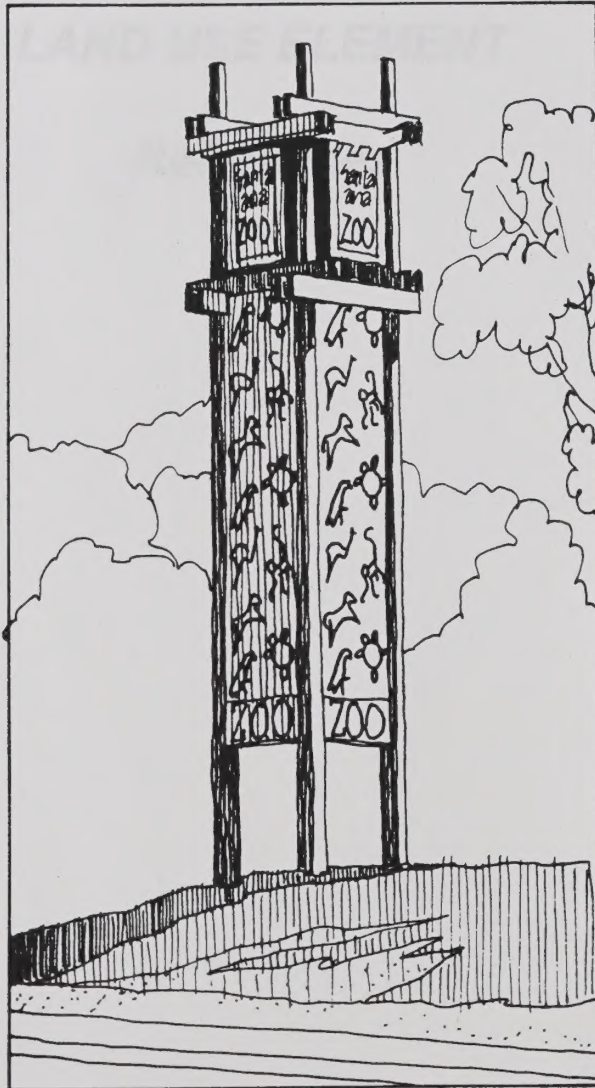
-  Historic Site
-  Historic District

Historic Resources

Land Use Element

Exhibit A-12

- *Trails* - The Santa Ana River Greenbelt corridor includes various city and regional parks, flood control facilities, bicycle and hiking trails, and water district facilities. A one-mile segment of the Santiago Creek bicycle trail has been completed at this time. Once finished in its entirety, this trail will run northeasterly to the intersection of Black Star Canyon Road and Santiago Canyon Road. Other Class I bikeways in the City are found along the Southern Pacific Railroad (SPRR) tracks to the south, the Santa Ana Gardens Channel, Flower Street, and Maple Street. Class II bikeways (striped and dedicated bike lanes) in the City run along segments of Raitt Street, Greenville Street, Ross Street, Chestnut Avenue, Santa Ana Boulevard, Fairview Street, the Santa Ana Gardens Channel, the Santa Ana Gardens Channel, Flower Street, and Sunflower Street.



LAND USE ELEMENT

References

REFERENCES

Draft Land Use Element. Prepared for the City of Santa Ana. Whittier, California: Blodgett/Cunningham and Associates, August, 1997.

Draft Environmental Impact Report for the Proposed Santa Ana General Plan Draft Land Use Element. Prepared for the City of Santa Ana. Whittier, California: Blodgett/Cunningham and Associates, August 1, 1997.

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City of Santa Ana Circulation Element Update, Technical Memorandum Number 1. Prepared for the City of Santa Ana. Orange, California: Parsons Brinckerhoff Quade & Douglas, Inc.

City of Santa Ana Circulation Element Update, Technical Memorandum Number 2, Traffic Model Documentation Report. Orange, California: Parsons Brinckerhoff Quade & Douglas, Inc.

APPENDICES

1. City of Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
2. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
3. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
4. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
5. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
6. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
7. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
8. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
9. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.
10. Santa Ana General Plan, adopted by the City of Santa Ana, 1971.

LAND USE ELEMENT

Glossary

10/20/2017

Acres - One of the customary units of land area measurement in the United States, equal to 43,560 square feet. It is derived from the fact that a square of 60 feet on each side contains 3,600 square feet, and 3,600 times 12 is 43,560.

Adaptive Management - A process of managing land use that recognizes the complexity of the system and the need for ongoing learning and adjustment. It involves setting a goal, implementing a plan, monitoring the results, and adjusting the plan as needed based on the results.

Agri-Conservation Easement - A voluntary agreement between a landowner and a government agency or a private organization to protect the agricultural or natural resources of a property. The easement typically restricts the landowner from developing the property for non-agricultural or non-natural uses.

Air Quality Standard - A level of air quality that is considered to be protective of public health and the environment. It is established by the Federal government and the State of California. The State of California has established its own Air Quality Standard, which is more stringent than the Federal standard.

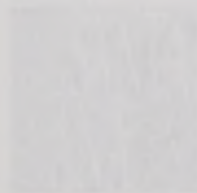
Antidegradation Policy - The principle that the quality of water in a surface water body should not be degraded by the discharge of pollutants.

Asbestos - A group of minerals that are found in rocks and soil. They are known for their strength and durability, but they can also be harmful to human health if they are inhaled or ingested.

California Coastal Act - The California Coastal Act of 1972, which established the California Coastal Commission. The Act was designed to protect the coastal resources of the State of California and to ensure that coastal development is consistent with the public interest.

California Coastal Commission - The California Coastal Commission is a state agency that is responsible for implementing the California Coastal Act. It has the authority to approve or disapprove coastal development projects.

California Coastal Resource Management Act - The California Coastal Resource Management Act of 1972, which established the California Coastal Resource Management Program. The program is designed to protect the coastal resources of the State of California and to ensure that coastal development is consistent with the public interest.



GLOSSARY

Air Basin - One of 14 self-contained regions in the United States, minimally influenced by air quality in contiguous regions. Santa Ana is located in the South Coast Air Basin.

Air Pollutant Emissions - Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant. The South Coast Air Quality Management District has identified primary pollutants including carbon monoxide, nitrogen dioxide, particulates (PM_{10}), reactive organic gasses, and sulfur dioxide.

Air Pollution Control District (APCD) - A single- or multi-county agency with legislative authority to adopt and enforce all rules and regulations necessary to control non-vehicular sources of air pollutants in its area. The South Coast Air Quality Management District (SCAQMD) is the designated APCD for the South Coast Air Basin.

Air Quality Standard - A health-based standard for air pollution established by the federal government and the State. Santa Ana is located in the South Coast Air Basin which is considered a non-attainment area for ozone and a number of other pollutants

Ambient Air Quality - The quality of the air at a particular time and place.

Ambient Noise Level - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL - Community Noise Equivalent Level. The-average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 P.M. to 10 P.M. and after addition of 10 decibels to sound levels in the night before 7 A.M. and after 10 P.M.

Conservation - The management of natural resources to prevent waste, destruction, or neglect.

Decibel, dB - A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micro Newtons per square meter).

Density - Dwelling units per acre; population, families per square mile/acre.

Erosion - The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted. A fault is considered to be an *active fault* if it has exhibited movement within the last 11,000 years and can be expected to move within the next 100 years. A *potentially active fault* is a fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000). An *inactive fault* which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Flood Plain - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floor Area Ratio - The ratio of the gross floor area of all the buildings on a lot to the area of the lot itself.

Ground Failure - Mudslide, landslide, liquefaction, or the seismic compaction of soils.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. For example: "To enhance the open-space amenities of the community" may be considered a goal.

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

Household - The census considers all persons living in a dwelling unit to be a household, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Implementation Measure - An action, procedure, program or technique that carries out general plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the general plan."

Implementation Program (Action Program) - A coordinated set of measures to carry out the policies of the general plan. Example: Open-space action program for implementing open-space policies.

Infrastructure - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Intensity - The level of land use (low to high) for buildings. The intensity may be measured using lot coverage, floor area ratio, or building bulk.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.

Policy - A collective term describing those parts of a general plan that guide action, including goals, objectives, policies, principles, plan proposals, and standards in both the text and diagrams.

Standard - A specific, often quantified guideline, defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. Example: Three to six dwelling units per net acre (low-density residential).

Subsidence - The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydro compaction, or peat oxidation, and not the result of a landslide or slope failure.)

Surface Rupture - A break in the ground's surface and associated deformation resulting from the movement of a fault.

Vacancy Rate - The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.



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